

\$250,000 - 13409 Hwy 14, Rural Beaver County

MLS® #E4448687

\$250,000

1 Bedroom, 2.50 Bathroom, 2,034 sqft

Rural on 88.62 Acres

None, Rural Beaver County, AB

The value is in the land - 88.62 acres of flat, open land! Loads of potential including grazing pasture, hobby farm or a new build. Property is perimeter fenced w/cross fence w/ sheep fence. Easy access directly off Hwy 14 and close to Viking. There is minimal tree cover, site prep is straightforwardâ€”ideal for those looking for a rural lifestyle with ample room to grow. You can enjoy the peace and quiet of country living while still being close to town amenities. A great opportunity for anyone seeking wide-open space in a convenient location! Liveable mobile home on property.

Built in 1985

Essential Information

MLS® #	E4448687
Price	\$250,000
Bedrooms	1
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,034
Acres	88.62
Year Built	1985
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow



Status	Active
--------	--------

Community Information

Address	13409 Hwy 14
Area	Rural Beaver County
Subdivision	None
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4N0

Amenities

Features	Deck
----------	------

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior Features	Fenced, Flat Site, Schools
Foundation	Block

Additional Information

Date Listed	July 18th, 2025
Days on Market	11
Zoning	Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 29th, 2025 at 4:47pm MDT