

\$192,000 - 12229 Twp Rd 484, Rural Beaver County

MLS® #A2262675

\$192,000

2 Bedroom, 1.00 Bathroom, 772 sqft

Residential on 21.54 Acres

NONE, Rural Beaver County, Alberta

Opportunity Knocks for the Right Buyer! This property offers tremendous potential but is best suited for those ready to invest some serious sweat equity. Set on just over 21 acres of fenced and cross-fenced pasture, it's currently configured for horses and cattle, complete with a dugout for water. The existing structures, including the house, are in poor condition and in need of significant repair or replacement. The house has not been lived in for years and is currently used for storage. The well is located in the basement, where some leakage has been observed, and the furnace is outdated. Please note: The mobile home on the property is not included in the sale and will be removed prior to possession.

Built in 1848

Essential Information

MLS® #	A2262675
Price	\$192,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	772
Acres	21.54
Year Built	1848
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow



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

Community Information

Address	12229 Twp Rd 484
Subdivision	NONE
City	Rural Beaver County
County	Beaver County
Province	Alberta
Postal Code	T0B 4N0

Amenities

Parking	Off Street
---------	------------

Interior

Interior Features	See Remarks
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Many Trees, No Neighbours Behind, Pasture
Roof	Other
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2025
Days on Market	23
Zoning	AG

Listing Details

Listing Office	Coldwell Banker OnTrack Realty
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.