

# **\$287,500 - 21 20409 Twp Road 510, Rural Beaver County**

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MLS® #E4428730

**\$287,500**

1 Bedroom, 1.00 Bathroom, 533 sqft

Rural on 17.99 Acres

Jenwil Estate, Rural Beaver County, AB

Nestled in Jenwil Estates, this nearly 18 acre property is an excellent opportunity to build your dream home or have a private country retreat. Only a 15 minute drive to Tofield and 30 to Sherwood Park or Edmonton. The mobile home is currently occupied. It has power and is hooked up to a cistern and septic system. It is heated with oil. The large workshop is flooded with natural light and attaches to an oversized garage. The garage door could be replaced with a wider, taller door to accommodate an rv or second vehicle. There are 3 additional outbuildings on the property and a greenhouse. You'll find an apple tree, pear tree, and a plum tree in the yard. Varying elevations make for interesting topography and landscaping scope. The ridge is ideal for building a hillside home with a walkout basement. Power has been trenched to the site so there are no unsightly power lines. The red outline on the Google Earth map is an approximation of the property lines and cannot be guaranteed.

Built in 1970

## **Essential Information**

MLS® # E4428730

Price \$287,500



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	533
Acres	17.99
Year Built	1970
Type	Rural
Sub-Type	Cottage
Style	Bungalow
Status	Active

### Community Information

Address	21 20409 Twp Road 510
Area	Rural Beaver County
Subdivision	Jenwil Estate
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4J2

### Amenities

Features	See Remarks
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### Interior

Heating	See Remarks, Oil
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior Features	See Remarks
Foundation	See Remarks

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	17
Zoning	Zone 80

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Listing information last updated on April 20th, 2025 at 2:17am MDT