

# \$5,200,000 - 51074 Range Road 240, Beaumont

MLS® #E4349396

**\$5,200,000**

4 Bedroom, 2.00 Bathroom, 1,933 sqft

Single Family on 79.97 Acres

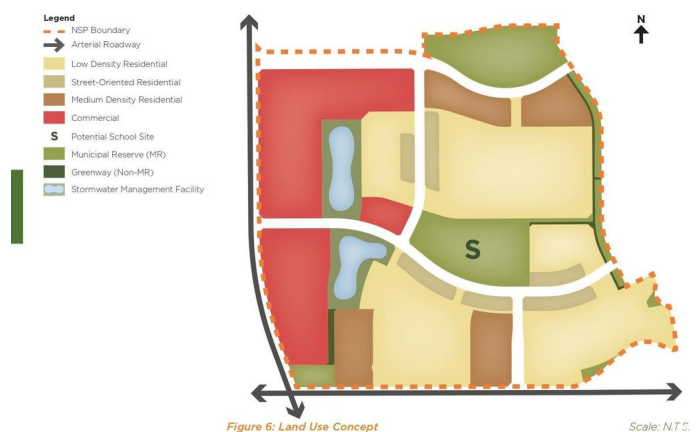
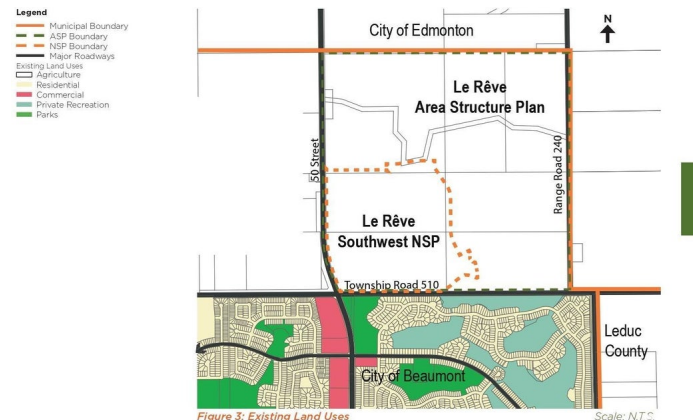
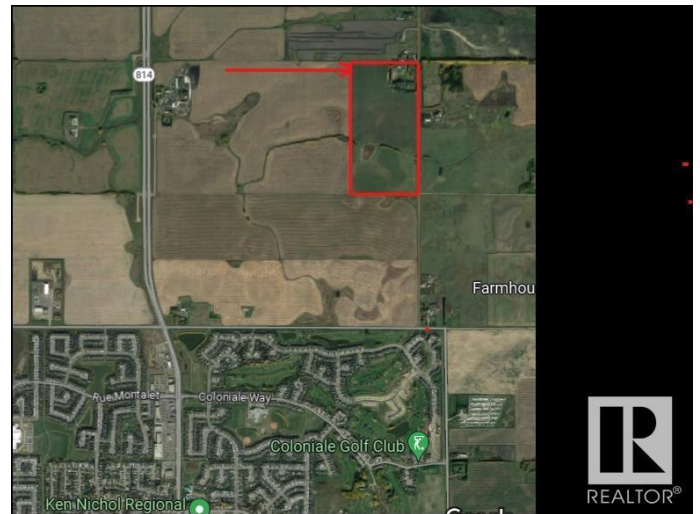
2017 Beaumont Annex Community,  
Beaumont, AB

This 80 acre parcel is located on 34 street, North of Beaumont and is now part of the City of Beaumont after the annexation that took place in 2019. It has a 1968 storey home on it with a yard site of approximately 10 acres and the balance in crop. This property is part of the AREA STRUCTURE PLAN that was created and approved in 2021 for the new Le Reve subdivision that is currently under construction on 50 street, north of Beaumont. Beaumont has the Le Reve Area Structure Plan on their City website in the Development Department. Seller will consider financing the property with a substantial down payment and the balance payable over 4 years at ATB Prime and would like to retain the use of the yard site for the next 4 years.

Built in 1968

## Essential Information

MLS® #	E4349396
Price	\$5,200,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,933
Acres	79.97



Year Built	1968
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey

### **Community Information**

Address	51074 Range Road 240
Area	Beaumont
Subdivision	2017 Beaumont Annex Community
City	Beaumont
County	ALBERTA
Province	AB
Postal Code	T4X 0M7

### **Amenities**

Amenities	Fire Pit
Features	Fire Pit
Parking	Double Garage Attached
# of Garages	2
Is Waterfront	Yes

### **Interior**

Interior	Carpet, Linoleum
Interior Features	See Remarks
Heating	Forced Air-1
Fireplace	Yes
Fireplaces	Wood, Brick Facing, Masonry, See Remarks
# of Stories	2
Has Basement	Yes
Basement	Full, Fully Finished

### **Exterior**

Exterior	Brick, Vinyl
Exterior Features	Flat Site, Creek, Fenced, Golf Nearby, Hillside, Private Setting, Rolling Land, Schools, Shopping Nearby, See Remarks
Construction	Wood Frame

### **School Information**

Elementary	Ecole Beau Meadow
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Middle	Ecole J.E. LaPointe
High	Beaumont Composite HS

**Additional Information**

Date Listed	July 8th, 2023
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Listing information last updated on May 11th, 2024 at 10:30pm MDT