



GRASSROOTS
REALTY GROUP

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47326 RR 130 Pt NE 24-47-13-W4
Rural Beaver County, Alberta

MLS # A2227421



\$980,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,675 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	11.86 Acres		
Lot Feat:	Other		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Open Floorplan

Water: Well

Sewer: Open Discharge

Condo Fee: -

LLD: 24-47-13-W4

Zoning: AG

Utilities: -

Inclusions: N/A

Stunning Acreage Retreat in Beaver County – Luxury Meets Country Living! A truly exceptional 11.5-acre property offering the perfect harmony of upscale comfort and peaceful rural living. Located just minutes from Viking, this custom-built home is ideal for those seeking space, privacy, and an elevated lifestyle surrounded by nature. As you enter through the private electronic gate, you're greeted by a beautifully landscaped yard filled with mature trees, vibrant gardens, and a tranquil sense of seclusion. Thoughtfully designed for both relaxation and function, the property includes cross-fenced pasture, ideal for horses or other animals. A large heated quonset provides ample space for a workshop, storage, or hobby space, while a heated greenhouse with its own water supply extends the growing season well into Alberta's cooler months. The outdoor living space is truly spectacular. An expansive composite deck features a natural gas hookup and a 16-foot electric retractable awning, making it the perfect setting for outdoor dining and entertaining. Gather with friends and family around the stunning stone-surrounded outdoor fireplace, or stroll through the irrigated vegetable and herb gardens, flowerbeds. Inside the home, you'll find over 2,450 square feet on the main level, plus a fully developed basement and a beautiful 250 sq ft four-season sunroom. The open-concept floor plan is ideal for modern family living, featuring a chef's kitchen with stainless steel appliances that flows into a spacious dining area and cozy living room. With five bedrooms and three and a half bathrooms, there's room for everyone. The generous primary suite includes a walk-in closet and a spa-like ensuite with a jetted tub. The basement is built for entertainment and comfort, with a home theatre complete with a 120" projector screen —

perfect for movie nights or sports fans — as well as a cold room, storage area, and dedicated home office. Comfort and practicality continue throughout the home with forced-air heating on the main floor, in-floor heating in the basement, central air conditioning. The attached two-car heated garage with a central drain is complemented by an additional two-vehicle carport. One of the crown jewels of this home is the high-end, four-season sunroom — 225 square feet of in-floor-heated space with a wood-burning fireplace, offering a cozy, light-filled retreat year-round. Just steps outside, enjoy your very own inground, heated saltwater pool complete with an automated cover, retractable dome, and insulated lines — allowing for all-season enjoyment and minimal maintenance. Property also features a secondary residence, with very minimal work this could be a great space for a nanny or caregiver. This one-of-a-kind property offers a rare opportunity to live the acreage lifestyle without compromising on quality or convenience. Whether you're raising a family, entertaining guests, or simply seeking serenity in nature, this home truly has it all.