



GRASSROOTS
REALTY GROUP

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48208 Range Road 124
Rural Beaver County, Alberta

MLS # A2241401



\$799,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,734 sq.ft.	Age:	1992 (33 yrs old)
Beds:	6	Baths:	3 full / 2 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	15.59 Acres		
Lot Feat:	Lake, Treed, Waterfront		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	17-48-12-W4
Exterior:	Wood Frame, Wood Siding	Zoning:	AG
Foundation:	Poured Concrete, Wood	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows

Inclusions: N/A

Escape to your own private lakeside paradise! Sitting on the edge of Thomas Lake, just minutes from Viking, this 15.59-acre property delivers the perfect blend of luxury, space, and nature. With over 2,700 sq. ft. on the main floor and more than 5,000 sq. ft. of total living space, there's room for everyone—and every occasion, with 6 bedrooms and 5 bathrooms! Step inside and be wowed by cathedral ceilings, a bright open floor plan, and multiple decks with composite flooring to take in panoramic lake views. The primary suite is truly next level—a fireplace, cozy sitting area, walk-through closet, spa-inspired 5-piece ensuite, and a private deck make it feel like a resort retreat. The main floor also features a den, generous living room, eat-in kitchen, large pantry, mudroom, 2-piece bathroom, and ample storage. The walkout basement is ideal for hosting family and friends, offering five spacious lake-facing bedrooms—one with its own 4-piece ensuite—plus a 5-piece bath and an additional 2-piece bath. You'll also find a huge family room, a recreation/billiards room, laundry room, and more storage than you'll ever need. An attached heated triple garage keeps vehicles and gear ready year-round, new shingles in 2019, while two furnaces and two A/C units ensure comfort in every season. With custom features throughout and every bedroom offering lake views, this is more than a home—it's a lifestyle. Your dream property is ready—are you?