

\$1,089,000 - 47326 Rr 130 Pt Ne 24-47-13-w4, Rural Beaver County

MLS® #A2227421

\$1,089,000

5 Bedroom, 4.00 Bathroom, 2,675 sqft
Residential on 11.86 Acres

NONE, Rural Beaver County, Alberta

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.

Built in 2007

Essential Information

MLS® #

A2227421

Price	\$1,089,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,675
Acres	11.86
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	47326 Rr 130 Pt Ne 24-47-13-w4
Subdivision	NONE
City	Rural Beaver County
County	Beaver County
Province	Alberta
Postal Code	T0B 4N0

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Other
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2025
Days on Market	15
Zoning	AG

Listing Details

Listing Office	COLDWELLBANKER HOMETOWN REALTY
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