

# \$980,000 - 47326 Rr 130 Pt Ne 24-47-13-w4, Rural Beaver County

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MLS® #A2227421

**\$980,000**

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          | \$980,000                        |
| 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, Refrigerator, Washer, Gas Range, Range Hood |
| 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 | 154            |
| Zoning         | AG             |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | COLDWELLBANKER HOMETOWN REALTY |
|----------------|--------------------------------|

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