

\$600,000 - 48503, Range Road 130, Rural Beaver County

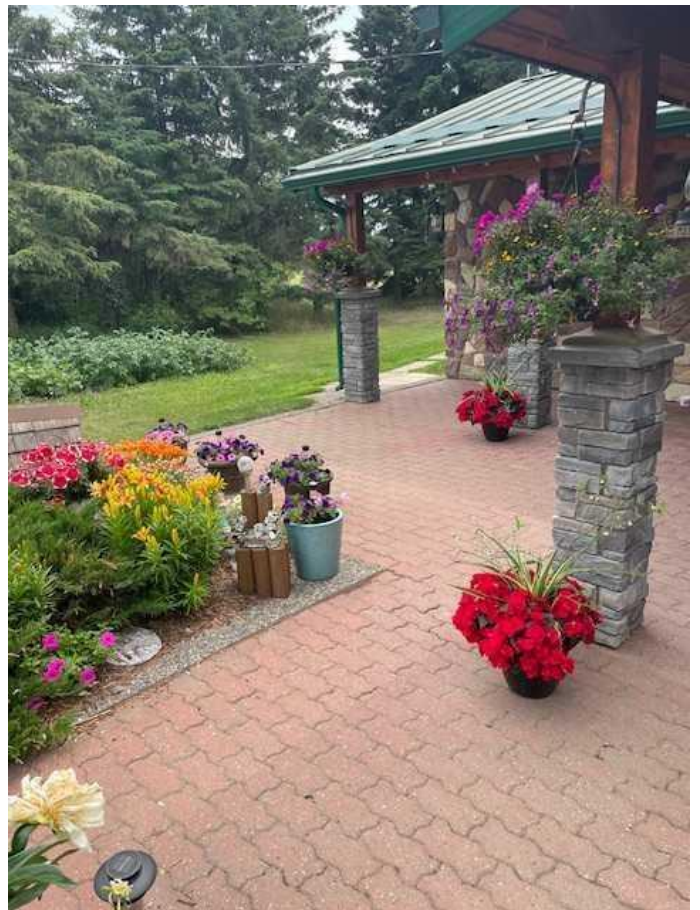
MLS® #A2209920

\$600,000

3 Bedroom, 1.00 Bathroom, 1,385 sqft
Residential on 17.79 Acres

NONE, Rural Beaver County, Alberta

Escape to Your Own Piece of Paradise: 17.79 Acres Zoned AG Acreage, its big enough to bring your favorite 4 legged friends or acquire some new ones. Discover the joy of rural living with this meticulously maintained 17.79 acre acreage, just minutes north of Viking. Proudly offered by the original owners, this property exudes pride of ownership and presents an unparalleled opportunity to own your slice of tranquility. Some of the key Features includes, Charming Cedar Log Home: Nestled amidst the lush landscape, a charming 3-bedroom, 1-bathroom cedar log home awaits. Boasting 1380 square feet of fully finished living space, this cozy home offers a warm and inviting ambiance for you and your loved ones, an added bonus is the natural gas stove in the entry. Impressive Workshop: A highlight of the property is the large 40x60' shop built in 1991 which includes a large mezzanine area, which can add storage or a wood working area, a bathroom, an office and even a seperate room which includes several compressors, one that even is ran from a tractor PTO, all while being equipped with in-floor heating, radiant heating, high ceilings, and a 14'x24' door opening. The 5.35 cultivated acres are currently being rented for \$85 per acre. Whether you're a hobbyist or a tradesperson, this versatile space offers endless possibilities. Tranquil Setting: Sheltered by mature trees, the home is enveloped in a serene oasis, providing privacy and seclusion. Embrace the peace and quiet as you unwind in your own safe haven



away from the hustle and bustle of city life.

Livestock-Friendly: A large part of this acreage is fenced and cross-fenced, making it ideal for livestock enthusiasts. Additional amenities include a 36 x 72' dairy barn built in 1982, a 20x70' silo, some corrals, livestock waterer, pole shed, 4 grain bins, and various other sheds and outbuildings. You have in addition to the 5.35 acres of crop land, over 10 acres of pasture and the remaining area wetland and farm yard. Convenient Location only mere minutes north of Viking, this property offers the perfect balance of rural tranquility and accessibility to amenities. This acreage is sure to exceed your expectations. Escape the confines of urban living and embark on a new chapter of rural bliss. Don't miss your chance to own this exceptional acreage, come view and experience the allure of country living at its finest.

Built in 1979

Essential Information

MLS® #	A2209920
Price	\$600,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,385
Acres	17.79
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	48503, Range Road 130
Subdivision	NONE
City	Rural Beaver County

County	Beaver County
Province	Alberta
Postal Code	T0B 4N0



Amenities

Utilities	Electricity Connected, Natural Gas
Parking	220 Volt Wiring, Additional 110 Volt Wiring, Attached Garage, Insulated, Oversized

# of Garages	4
--------------	---

Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Natural Woodwork, No Animal Home, Sump Pump(s), Vaulted Ceiling(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Other
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Glass Doors, Free Standing, Metal, Brass
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Storage, Covered Courtyard
Lot Description	Brush, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Greenbelt, Pasture
Roof	Metal
Construction	Log
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2025
Days on Market	4
Zoning	AG

Listing Details

Listing Office	LPT Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.