

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

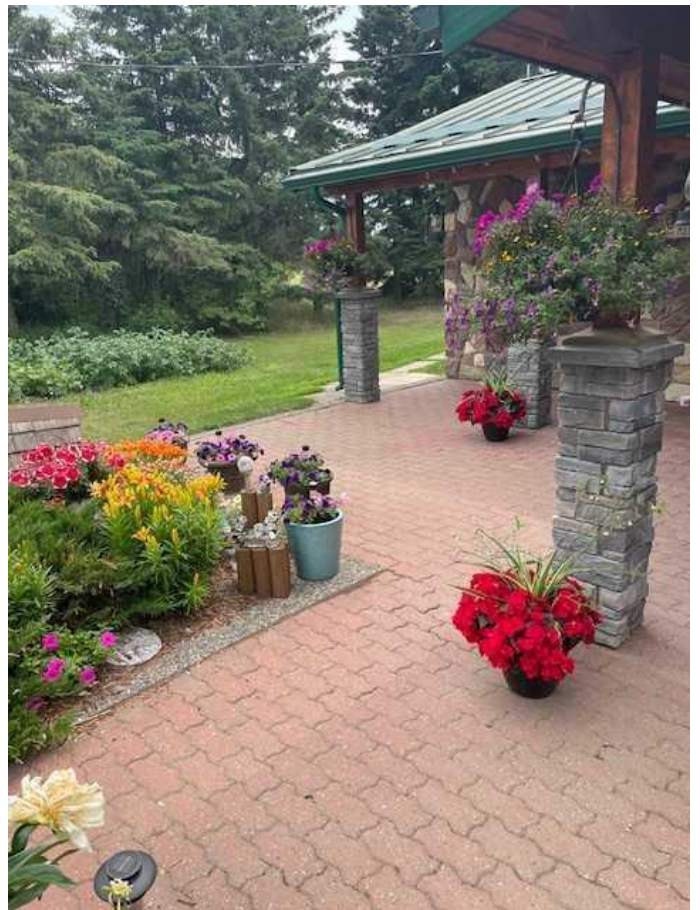
MLS® #A2209920

## \$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	Bungalow, Acreage with Residence
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	Heated Garage, Insulated, Parking, Carport, Gravel Driveway, Access/Parking

# of Garages	4
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## Interior

Interior Features	Ceiling Fan(s), No Animal Home, Sump Pump(s), Vaulted Ceiling(s), Wired for Sound, Bathroom Rough-in, Natural Woodwork
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	Gas, Decorative, Free Standing, Glass Doors, Metal, Brass
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	April 11th, 2025
Days on Market	28
Zoning	AG

## Listing Details

Listing Office	LPT Realty
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