

# \$799,000 - 48208 Range Road 124, Rural Beaver County

MLS® #A2241401

**\$799,000**

6 Bedroom, 5.00 Bathroom, 2,734 sqft

Residential on 15.59 Acres

NONE, Rural Beaver County, Alberta

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, 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?



Built in 1992

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2241401                         |
| Price          | \$799,000                        |
| Bedrooms       | 6                                |
| Bathrooms      | 5.00                             |
| Full Baths     | 3                                |
| Half Baths     | 2                                |
| Square Footage | 2,734                            |
| Acres          | 15.59                            |
| Year Built     | 1992                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 48208 Range Road 124 |
| Subdivision | NONE                 |
| City        | Rural Beaver County  |
| County      | Beaver County        |
| Province    | Alberta              |
| Postal Code | T0B 4N0              |

## Amenities

|               |                                       |
|---------------|---------------------------------------|
| Parking       | Double Garage Attached, Heated Garage |
| # of Garages  | 3                                     |
| Is Waterfront | Yes                                   |
| Waterfront    | Lake Front                            |

## Interior

|                   |                                                                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Built-in Features, Central Vacuum, High Ceilings, Wood Windows, Natural Woodwork, Separate Entrance |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Built-In Oven, Electric Cooktop, Freezer                                                                                                   |
| Heating           | Forced Air, Natural Gas, In Floor                                                                                                                                                                                                                |

|                 |                                                              |
|-----------------|--------------------------------------------------------------|
| Cooling         | Sep. HVAC Units                                              |
| Fireplace       | Yes                                                          |
| # of Fireplaces | 2                                                            |
| Fireplaces      | Living Room, Gas Starter, Master Bedroom, Wood Burning Stove |
| Has Basement    | Yes                                                          |
| Basement        | Full, Walk-Out                                               |

## Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Balcony, Private Yard, Dock, Fire Pit, Storage |
| Lot Description   | Lake, Treed, Waterfront                        |
| Roof              | Cedar Shake                                    |
| Construction      | Wood Frame, Wood Siding                        |
| Foundation        | Poured Concrete, Wood                          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 15                |
| Zoning         | AG                |

## Listing Details

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | Coldwell Banker Battle River Realty |
|----------------|-------------------------------------|

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