



48208 Range Road 124
Rural Beaver County, Alberta

MLS # A2304738



\$774,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,809 sq.ft.	Age:	1992 (34 yrs old)
Beds:	6	Baths:	2 full / 3 half
Garage:	Additional Parking, Garage Faces Front, Gravel Driveway, Heated Garage, RV		
Lot Size:	15.59 Acres		
Lot Feat:	Lake, Landscaped, Treed, Waterfront		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	AG
Foundation:	Poured Concrete, Wood	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Imagine waking up every morning to the sound of water and a view that stretches across Thomas Lake — this is that property. Set on 15.59 private acres just minutes from Viking, this stunning lakefront acreage delivers the perfect balance of luxury living and untouched nature, with over 2,800 sq. ft. on the main floor and more than 5,000 sq. ft. of total living space across 6 bedrooms and 5 bathrooms. Step inside and the home announces itself immediately — cathedral ceilings soar overhead, a bright open floor plan draws you in, and multiple composite decks frame panoramic lake views that never get old. The primary suite is in a class of its own: a wood-burning fireplace, cozy sitting area, walk-through closet, spa-inspired 5-piece ensuite, and a private deck that makes every morning feel like a resort stay. The main floor is as functional as it is beautiful, with a den, generous living room, eat-in kitchen, large pantry, mudroom, 2-piece bath, and storage at every turn. Downstairs, the walkout basement was made for making memories — five spacious lake-facing bedrooms, including one with its own ensuite, a massive family room, billiards room, laundry, and more storage than you'll ever fill. Outside, the property is equally impressive — a private dock, fire pit, and sprawling yard give you every reason to spend the day outdoors. A heated triple garage keeps vehicles and gear ready year-round, and with dual furnaces, dual A/C units, in-floor heat, new shingles (2019), and a reverse osmosis water system, the practicalities are already handled. Every bedroom faces the lake. Every detail was considered. This isn't just a home — it's a lifestyle, and it's ready for you.