

# \$332,000 - 49117 Range Road 130, Rural Beaver County

MLS® #E4459893

**\$332,000**

2 Bedroom, 1.50 Bathroom, 1,232 sqft  
Rural on 7.68 Acres

None, Rural Beaver County, AB

Well maintained home and beautifully established yard on this 7.68 acre acreage located close to the Town of Viking. A tree lined driveway leads to a 1232 sq ft, 2 bedroom, 1.5 bathroom home featuring a 576 sq ft sunroom and wrap around deck. A nice clean yard with many outbuildings which include a spacious double garage, heated pump house, summer kitchen, large storage building, shed, barn and large dog kennel with dog runs. Property is fenced and move in ready!!

Built in 1963

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4459893               |
| Price          | \$332,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,232                  |
| Acres          | 7.68                   |
| Year Built     | 1963                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |



## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 49117 Range Road 130 |
| Area        | Rural Beaver County  |
| Subdivision | None                 |
| City        | Rural Beaver County  |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T0B 4N0              |

## Amenities

|          |                                 |
|----------|---------------------------------|
| Features | Deck, R.V. Storage, See Remarks |
|----------|---------------------------------|

## Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood                             |
| Exterior Features | Flat Site, Landscaped, Treed Lot |
| Construction      | Wood                             |
| Foundation        | Concrete Perimeter               |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 26                   |
| Zoning         | Zone 80              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 22nd, 2025 at 6:32pm MDT