



**GRASSROOTS**  
REALTY GROUP

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18124 Highway 679  
Rural Big Lakes County, Alberta

MLS # A2231559



**\$215,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,385 sq.ft.	Age:	1986 (40 yrs old)
Beds:	2	Baths:	1
Garage:	Driveway, Driveway, Gravel Driveway, Parking Pad		
Lot Size:	11.02 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Garden, Lake, Landscaped, Lawn, Low		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum, Tile

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding

**Foundation:** Other

**Features:** Ceiling Fan(s)

**Water:** Cistern

**Sewer:** Open Discharge

**Condo Fee:** -

**LLD:** 23-76-18-W5

**Zoning:** AG

**Utilities:** -

**Inclusions:** n/a

Nestled on 11 private acres of mature trees, this beautifully updated two-bedroom home offers the perfect blend of rustic charm and modern comfort. Step inside to an inviting open-concept layout with a spacious living room that flows effortlessly into the kitchen and dining area—complete with a cozy wood-burning stove to warm up chilly evenings. The kitchen features a central island, ample countertop space, and a generous amount of cabinetry. Sliding patio doors off the dining area open to a brand-new deck, ideal for entertaining or simply enjoying the serene surroundings. The 4-piece bathroom includes a jetted jacuzzi tub for the ultimate relaxation, and a practical laundry area and boot room add everyday convenience. Recent upgrades include new siding, shingles, several new windows, and a wood shed. Two additional storage sheds provide ample space for your tools and gear. Located just 15 minutes from McLennan and only minutes from Winagami Lake, this peaceful property is a dream for outdoor enthusiasts—perfect for fishing, boating, or soaking in the natural beauty. Move-in ready and full of potential, this country retreat is a must-see!