



**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!