



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

76319 Range Road 180A Range
Rural Big Lakes County, Alberta

MLS # A2233884



\$264,900

Division:	NONE		
Type:	Residential/House		
Style:	A-Frame, Acreage with Residence		
Size:	779 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	2.55 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Many Trees		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood
Floors:	Hardwood, Wood
Roof:	Metal
Basement:	Finished, Full
Exterior:	Log, Vinyl Siding
Foundation:	Wood
Features:	High Ceilings, Open Floorplan, Sump Pump(s), Tankless Hot Water

Water:	Cistern
Sewer:	Septic System
Condo Fee:	-
LLD:	24-76-18-W5
Zoning:	AG
Utilities:	-

Inclusions: patio furniture

Beautifully Unique Acreage For Sale!! This quaint log home is situated on 2.55 acres in the beautiful Alberta wilderness! The log home was built in 2006 it features an open kitchen, living, dining area with a wood stove, plenty of natural light and a view to the upstairs loft, 1 bedroom and a 4pc bath with a claw foot tub complete the main floor. The loft creates a spacious area for the primary bedroom and the basement is finished with a rec room, bedroom and 3pc bath. Included with the property is a 24'x24' garage, 2 insulated outbuildings, a yard that features a new chainlink fence and fire pit area and front porch with side patio perfect for bbq'ing. This is a property well suited for the outdoor enthusiast, with plenty of walking/quading trails that take you to your own private spot by the Heart River where you can enjoy a quiet evening by the fire. Located minutes away from Winagami Lake Provincial Park which offers plenty of recreation options. This property has to be seen to be fully appreciated!!