



**GRASSROOTS**  
REALTY GROUP

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

MLS # A2233884



**\$263,900**

Division:	NONE		
Type:	Residential/House		
Style:	A-Frame, Acreage with Residence		
Size:	779 sq.ft.	Age:	2006 (20 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:	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

Beautiful acreage for sale. This quaint log home is situated on 2.55 acres in the gorgeous Alberta wilderness! The home was built in 2006. It features an open kitchen, living and dining area, with a wood stove, plenty of natural light, and a view to the upstairs loft. A bedroom and a 4 piece bathroom 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 with roof updated September 2025, two outbuildings, a yard that features a new chainlink fence and fire pit area and a front porch with side patio, perfect for bbq'ing. This is a property well suited for the outdoor enthusiast, with plenty of walk/quad 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 and a short drive to town. This property has to be seen to be fully appreciated!!