



**GRASSROOTS**  
REALTY GROUP

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71, 73509 Range Road 105  
Rural Big Lakes County, Alberta

MLS # A2240871



**\$259,900**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,538 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Boat, Drive Through, Gravel Driveway, Outside, RV Access		
Lot Size:	1.18 Acres		
Lot Feat:	Corner Lot, Front Yard, Lawn, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air, Propane, Wood	Water:	Cistern
Floors:	Carpet, Linoleum	Sewer:	Holding Tank, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	None	LLD:	32-73-10-W5
Exterior:	Metal Frame, Vinyl Siding	Zoning:	RN
Foundation:	None	Utilities:	Electricity Connected, Propane, Satellite Internet, Sewer
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Jetted Tub, Laminate Counters, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	n/a		

Your Lakeside Escape Awaits!? Just steps from the sparkling shores of Lesser Slave Lake and the renowned Spruce Point Park Marina, this beautifully maintained home with over 1500 sqft offers the perfect blend of comfort, space, and natural beauty—all set on a private and scenic 1.18-acre lot. Inside, you'll find an inviting open-concept layout with vaulted ceilings that enhance the bright and airy feel of the living, dining, and kitchen spaces. The kitchen is a dream for any home cook, with abundant cabinetry, expansive counter space, and a layout designed for functionality. A cozy corner wood-burning fireplace adds warmth and charm—ideal for relaxing on cool evenings. The spacious primary bedroom features ample closet space and a luxurious 5-piece ensuite with a jetted tub. Two additional bedrooms, a versatile den (which could easily serve as a fourth bedroom), a second 4-piece bath, and a separate laundry room round out the thoughtfully designed floor plan. Step outside to enjoy a beautifully landscaped yard surrounded by mature trees, dual gated entrances, and a generous front deck perfect for entertaining. Kids will love the play structure, and there's plenty of room for RV parking and all your lake toys. Whether you're looking for a peaceful year-round residence or a weekend getaway, this property offers the best of both worlds—walking distance to lake access and just a short 10-minute drive to Kinuso, or 40 minutes to either Slave Lake or High Prairie. Recent upgrades include: New Roof Shingles & Eavestroughs (2025) New Skirting (2025) Don't miss this opportunity to live the lake life in comfort and style!