



14119 Township Road 774  
Rural Big Lakes County, Alberta

MLS # A2181004



**\$449,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,590 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	157.00 Acres		
<b>Lot Feat:</b>	Cleared, Brush		

<b>Heating:</b>	Baseboard, Forced Air, Wood Stove	<b>Water:</b>	Dugout
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	Lagoon
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	23-77-14-W5
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	Agricultural
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Bookcases, Ceiling Fan(s), Natural Woodwork, No Smoking Home, Storage		

**Inclusions:** N/A

Escape to the serene beauty of Salt Prairie with this stunning 157-acre property featuring a charming country-style home. This spacious residence boasts three cozy bedrooms and two bathrooms, enveloped in the rustic elegance of pine walls, ceilings, and beams, complemented by modern touches in the light fixtures and kitchen and bathroom finishes. The kitchen showcases a practical U-shaped layout, complete with a gas cooktop and an open design that seamlessly connects to the dining area. With south-facing exposure, the home basks in sunlight, creating warm and inviting living spaces. At the heart of the main floor, a wood stove adds a touch of coziness to the atmosphere. The walk-out basement expands your living area by an additional 754 square feet, currently used for storage and featuring a walk-in cooler and laundry facilities. Full-sized windows in the basement provide a bright, airy feel, offering the potential for extra sleeping quarters. The expansive 157 acres are primarily utilized for pastureland, perfect for horses. The property has previously accommodated chickens and various farm animals. Additional structures include a chicken coop/garden shed, an insulated and heated goat enclosure, and a small workshop/tool shed equipped with power. The entire property is securely fenced and cross-fenced for the horses, with approximately 40% cleared land and the remainder a beautiful forest. Embrace the country lifestyle and make this idyllic retreat your own!