



**GRASSROOTS**  
REALTY GROUP

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19114 Township Road 724  
Rural Big Lakes County, Alberta

MLS # A2191577



**\$340,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,587 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	12.00 Acres		
Lot Feat:	Backs on to Park/Green Space, Farm, Fruit Trees/Shrub(s), Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	Dugout
Floors:	Laminate	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Agriculture
Foundation:	Piling(s), Slab	Utilities:	Electricity, Natural Gas, Water
Features:	Kitchen Island, Track Lighting, Wood Counters		

Inclusions: none

Discover this charming residence featuring three bedrooms and two bathrooms, spread across over 1,500 square feet on a single level. This home is located 25 kms to High Prairie and 35 Kms to Valeyview. The heart of the home is a delightful kitchen equipped with a central island, modern appliances, and fully updated cabinetry and countertops. Situated in a serene setting on a sprawling 12-acre lot, this property includes a spacious primary bedroom with a generous walk-in closet, alongside two additional roomy bedrooms. All rooms are enhanced by high-end solid wood doors, which lend an air of sophistication throughout the home. The expansive covered back deck offers an ideal setting to enjoy stunning sunsets, rainstorms, and the tranquil pond in the backyard. This equestrian-ready retreat is surrounded by mature landscaping and trees that provide year-round privacy, complemented by a roundabout driveway. A spring-fed dugout that generates pure, clear water serves as the residence's primary water supply. This lovingly maintained home is a must-see gem, standing out as an extraordinary sanctuary.