

# \$264,900 - 76319 Range Road 180a Range, Rural Big Lakes County

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MLS® #A2233884

**\$264,900**

3 Bedroom, 2.00 Bathroom, 779 sqft  
Residential on 2.55 Acres

NONE, Rural Big Lakes County, Alberta

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!!



Built in 2006

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2233884  |
| Price    | \$264,900 |
| Bedrooms | 3         |

|                |                                 |
|----------------|---------------------------------|
| Bathrooms      | 2.00                            |
| Full Baths     | 2                               |
| Square Footage | 779                             |
| Acres          | 2.55                            |
| Year Built     | 2006                            |
| Type           | Residential                     |
| Sub-Type       | Detached                        |
| Style          | Acreage with Residence, A-Frame |
| Status         | Active                          |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 76319 Range Road 180a Range |
| Subdivision | NONE                        |
| City        | Rural Big Lakes County      |
| County      | Big Lakes County            |
| Province    | Alberta                     |
| Postal Code | T0G 1E0                     |

### **Amenities**

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 1                      |

### **Interior**

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Sump Pump(s), Tankless Hot Water                             |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Tankless Water Heater, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Wood                                                 |
| Cooling           | None                                                                                        |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |
| Fireplaces        | Wood Burning Stove                                                                          |
| Has Basement      | Yes                                                                                         |
| Basement          | Finished, Full                                                                              |

### **Exterior**

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Fire Pit, Rain Barrel/Cistern(s), Storage      |
| Lot Description   | Back Yard, Creek/River/Stream/Pond, Many Trees |
| Roof              | Metal                                          |
| Construction      | Log, Vinyl Siding                              |

Foundation                Wood

### **Additional Information**

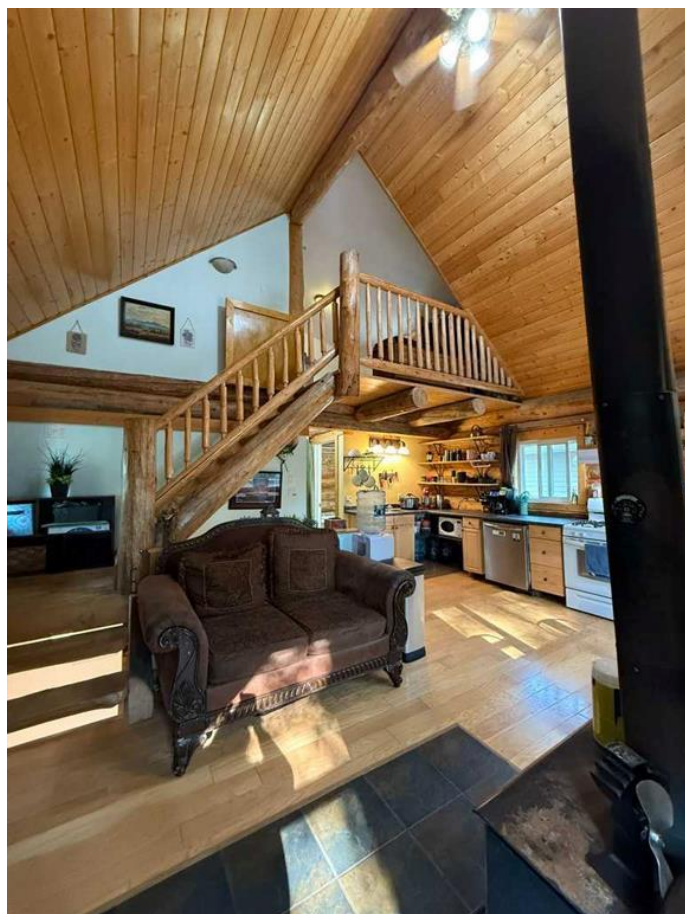
Date Listed                June 23rd, 2025

Days on Market            53

Zoning                      AG

### **Listing Details**

Listing Office                Royal LePage P.V.R. Realty



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