

\$449,900 - 14119 Township Road 774, Rural Big Lakes County

MLS® #A2181096

\$449,900

3 Bedroom, 2.00 Bathroom, 1,590 sqft
Agri-Business on 157.00 Acres

NONE, Rural Big Lakes County, Alberta

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!

Built in 1981

Essential Information

MLS® #	A2181096
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,590
Acres	157.00
Year Built	1981
Type	Agri-Business
Sub-Type	Agriculture
Style	2 Storey
Status	Active

Community Information

Address	14119 Township Road 774
Subdivision	NONE
City	Rural Big Lakes County
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1C0

Amenities

Waterfront	Creek
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Interior

Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Roof	Asphalt Shingle
Construction	Wood Siding

Additional Information

Date Listed	November 26th, 2024
Days on Market	107
Zoning	Agricultural

Listing Details

Listing Office	Grassroots Realty Group - High Prairie
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