

**18124 Highway 679  
Rural Big Lakes County, Alberta**
**MLS # A2231559**
**\$215,000**


|                    |                          |                   |                |
|--------------------|--------------------------|-------------------|----------------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | Cistern        |
| <b>Floors:</b>     | Laminate, Linoleum, Tile | <b>Sewer:</b>     | Open Discharge |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -              |
| <b>Basement:</b>   | None                     | <b>LLD:</b>       | 23-76-18-W5    |
| <b>Exterior:</b>   | Vinyl Siding             | <b>Zoning:</b>    | AG             |
| <b>Foundation:</b> | Other                    | <b>Utilities:</b> | -              |
| <b>Features:</b>   | Ceiling Fan(s)           |                   |                |
| <b>Inclusions:</b> | n/a                      |                   |                |

Nestled on 11 private acres of mature trees, this beautifully updated two-bedroom home offers the perfect blend of rustic charm and modern comfort. Step inside to an inviting open-concept layout with a spacious living room that flows effortlessly into the kitchen and dining area—complete with a cozy wood-burning stove to warm up chilly evenings. The kitchen features a central island, ample countertop space, and a generous amount of cabinetry. Sliding patio doors off the dining area open to a brand-new deck, ideal for entertaining or simply enjoying the serene surroundings. The 4-piece bathroom includes a jetted jacuzzi tub for the ultimate relaxation, and a practical laundry area and boot room add everyday convenience. Recent upgrades include new siding, shingles, several new windows, and a wood shed. Two additional storage sheds provide ample space for your tools and gear. Located just 15 minutes from McLennan and only minutes from Winagami Lake, this peaceful property is a dream for outdoor enthusiasts—perfect for fishing, boating, or soaking in the natural beauty. Move-in ready and full of potential, this country retreat is a must-see!