

\$760,000 - 723012 Range Road 52, Rural Lesser Slave River No. 124, M.D. of

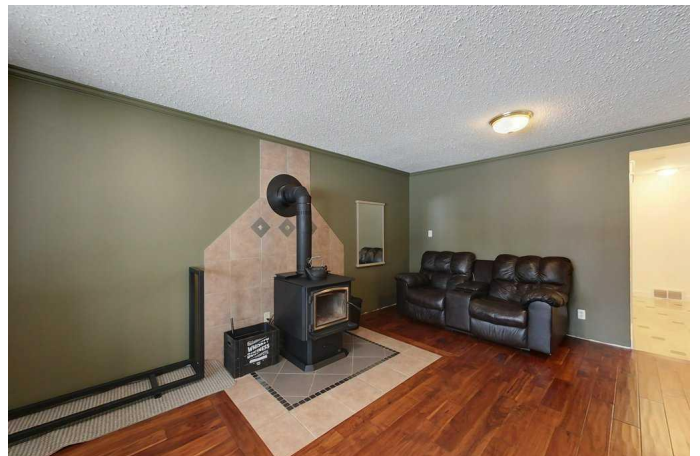
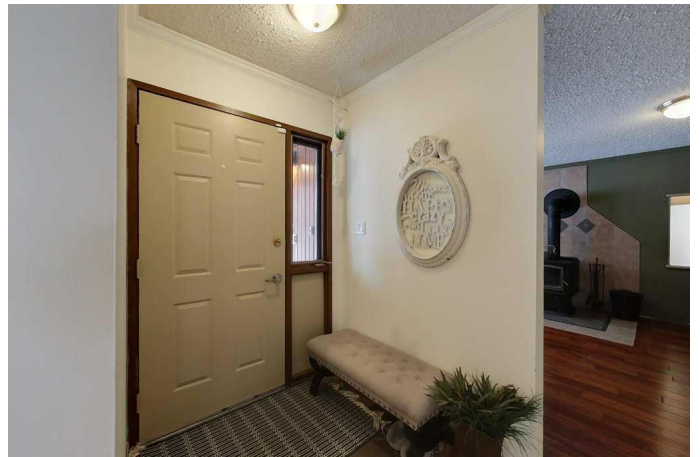
MLS® #A2202566

\$760,000

5 Bedroom, 3.00 Bathroom, 2,018 sqft
Residential on 7.19 Acres

NONE, Rural Lesser Slave River No. 124,
M.D. of, Alberta

Just minutes away from Slave Lake, discover 7.19-acre sanctuary that backs onto crown land. This meticulously maintained two-story residence showcases an impressive array of premium upgrades throughout. To truly appreciate this property an in-person viewing is absolutely essential. The interior boasts upgrades, featuring a gourmet kitchen adorned with elegant granite countertops, durable marble flooring, updated appliance's and an abundance of custom Oak cabinetry for optimal storage, new carpets, interior doors, closet doors and trim. The heart of the home showcases a magnificent stone and wood-mantled gas fireplace, serving as a stunning focal point visible from both the dining and living areas. Rich hardwood flooring extends seamlessly into the welcoming family room, where you'll find a brand new wood-burning stove. The main floor is completed by a beautifully appointed 3-piece bathroom featuring luxurious dual showers and exquisite tiling. The upper level houses three well-proportioned bedrooms, including a primary retreat complete with a 3-piece ensuite bathroom, a spacious walk-in closet, and private access to a covered Balcony - the perfect spot to savor your morning coffee in peaceful solitude. The fully finished basement offers a generous recreation room, two additional bedrooms, a versatile den, and a



substantial laundry/utility room. Step outside to enjoy the expansive wrap-around deck, which provides access to a delightful sunroom featuring a relaxing soft-tub. The property is enhanced with several additional outbuildings, including an 30x40 heated shop, double detached garage and pole Shed. The aesthetic appeal is completed by charming white farm fencing and distinctive red barn, creating a storybook homestead that seems plucked from a dream. This remarkable property perfectly balances modern comfort with rustic charm, offering an exceptional opportunity for those seeking a truly special place to call home.

Built in 1980

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2202566 |
| Price | \$760,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,018 |
| Acres | 7.19 |
| Year Built | 1980 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|---|
| Address | 723012 Range Road 52 |
| Subdivision | NONE |
| City | Rural Lesser Slave River No. 124, M.D. of |
| County | Lesser Slave River No. 124, M.D. of |
| Province | Alberta |
| Postal Code | T0G2A0 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 25 |
| Parking | Additional Parking, Garage Door Opener, Heated Garage, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), French Door, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Convection Oven, Dishwasher, Electric Cooktop, Garage Control(s), Gas Cooktop, Gas Dryer, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Den, Family Room, Gas, Wood Burning Stove |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Storage |
| Lot Description | Back Yard, Creek/River/Stream/Pond, Garden, Pasture, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Wood Siding |
| Foundation | Slab, Wood |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 115 |
| Zoning | CR |

Listing Details

| | |
|----------------|---------------------------------|
| Listing Office | ROYAL LEPAGE PROGRESSIVE REALTY |
|----------------|---------------------------------|

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