



37317 Range Road  
Rural Lac La Biche County, Alberta

MLS # A2291533



**\$989,900**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,614 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	-		
<b>Lot Size:</b>	320.00 Acres		
<b>Lot Feat:</b>	Farm, Level		

<b>Heating:</b>	Boiler, Forced Air, Propane	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Open Discharge, Septic System
<b>Roof:</b>	Metal	<b>Near Town:</b>	Lac La Biche
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	23-67-15-W4
<b>Exterior:</b>	Log	<b>Zoning:</b>	Agricultural
<b>Foundation:</b>	-	<b>Utilities:</b>	Electricity Paid For, Propane
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)		

**Major Use:** Bison, Cow, Hay

Dreaming of owning your own farm in a peaceful, scenic setting? This turnkey 2-bedroom, well-maintained 2-storey log home sits on 320 acres just minutes from town, conveniently located between Lac La Biche and Plamondon. With only 2 kilometres of gravel off the paved highway, this beautiful and secluded homestead offers both privacy and accessibility. Historically used for raising buffalo, the land offers incredible potential for livestock, crop production, tame hay, gardening, recreational use, or future subdivision. The property includes a well that was previously connected to a watering bowl, along with three dugouts that can supply water for animals and the yard. There is also a creek that wanders through both quarters. The home is serviced by a water cistern, a surface discharge septic system, and is heated by a propane-fueled forced air furnace. Step inside the welcoming log home where the main floor features an open-concept kitchen and dining area (with sunset views), a convenient pantry, a cozy living room, and a 2-piece bathroom. Upstairs is your private retreat, complete with two bedrooms, a comfortable sitting area, and a full bathroom featuring a beautiful clawfoot tub perfect for soaking in at the end of the day. Step out onto the balcony to take in the peaceful views of your land. Wake up to sunrise views from the windows overlooking the pasture. Covered decks on both sides of the home provide the perfect spots to relax, plan your next project, or simply enjoy the sounds of nature. Additional outbuildings include a large equipment shelter, a 27'X32' shop and workshop heated by a boiler, a 24' x28' metal barn with power and loft storage, plus several storage sheds. This is rare opportunity to own a large, versatile piece of paradise in a quiet rural setting.