



GRASSROOTS
REALTY GROUP

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73430 Range Road 102
Kinuso, Alberta

MLS # A2331161



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,524 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Parking Pad, Triple Garage Detached		
Lot Size:	21.33 Acres		
Lot Feat:	Farm, Garden, Lawn, Low Maintenance Landscape, No Neighbours Behind, F		
Heating:	Forced Air, Propane	Water:	Public
Floors:	Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	27-73-10-W5
Exterior:	Concrete, Log	Zoning:	Farmland / RM
Foundation:	Piling(s)	Utilities:	Water Connected
Features:	Beamed Ceilings, Bookcases, Built-in Features, Kitchen Island, Natural Woodwork, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

A custom-built modern rustic masterpiece on 21.33 fully cleared, perimeter-fenced acres offering ultimate privacy just 5 minutes from Kinuso, 5 minutes from the lake, and 35 minutes from Slave Lake. Built in 2024, this 1,646 sq. ft. 2-storey log home features 4 spacious bedrooms and 2 full bathrooms, including a primary suite complete with its own private balcony. Exceptional craftsmanship shines throughout, with custom trim work, rich hardwood floors, a cozy wood-burning fireplace, and an abundance of storage. The showstopping kitchen boasts custom high-end cabinetry and quartz countertops, opening seamlessly to the main living areas. Take in sweeping rural views from the expansive wrap-around veranda. Outside, the property includes a massive 24' x 54' triple detached garage with new doors and an upper loft awaiting your finishing touches, plus 2 storage sheds included (and 1 negotiable). Modern luxury meets quiet country living.