



GRASSROOTS
REALTY GROUP

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235035, TWP RD 692 Township
Rural Lesser Slave River No. 124, M.D. of, Alberta

MLS # A2339416



\$715,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,569 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	158.97 Acres		
Lot Feat:	Brush, Farm, Garden, Many Trees, Meadow, Native Plants, Pasture, Secluded		

Heating: Fireplace(s), Forced Air, Propane

Floors: Laminate, Tile

Roof: Metal

Basement: None

Exterior: Vinyl Siding

Foundation: Slab

Features: Ceiling Fan(s), Kitchen Island, Pantry

Water: Well

Sewer: Private Sewer

Condo Fee: -

LLD: 7-69-23-W4

Zoning: AG

Utilities: -

Inclusions: kitchen Island, kitchen cabinet, wood stove,

A ONCE-IN-A-GENERATION LEGACY PROPERTY! Discover 158.97 breathtaking acres bordering Chain Lakes Provincial Recreation Area—a remarkable private retreat where natural beauty, recreation and rural living come together. With a trout-stocked lake nearby for fishing and endless opportunities to explore the outdoors, this is the kind of property families dream of owning for generations. The land itself is truly exceptional, offering a beautiful blend of open meadows, mature treed areas and a natural gravel ridge extending along the property. Partially fenced and complete with its own water source, the acreage is well suited for horses, livestock, recreation or simply enjoying the peace and privacy of the countryside. A beautiful horse barn with pens is already in place, along with a large shop for mechanical work, projects, equipment or storage, plus a detached garage. Whether you are an equestrian, outdoor enthusiast, hobby farmer, hunter, angler or someone searching for an extraordinary recreational escape, this property offers tremendous versatility. The inviting country home has been thoughtfully positioned to take full advantage of its spectacular surroundings. Large windows frame breathtaking views and fill the interior with natural light, creating a warm connection between the home and the land. Step onto the upper-level balcony to enjoy your morning coffee, watch wildlife move across the meadows or take in the quiet beauty stretching out before you. Inside, the home feels comfortable, welcoming and full of country charm. The spacious kitchen provides plenty of room to gather, while a cozy wood-burning stove tucked into the corner adds warmth and atmosphere on cool winter evenings. The open living areas, vaulted ceilings and expansive windows create an airy yet peaceful setting where family and friends can relax and reconnect.

Properties of this calibre are exceptionally difficult to find. Here, you can keep horses, work on equipment, enjoy nature, fish nearby, explore the trails and create a family gathering place that will be treasured for years to come. Private, picturesque and filled with possibility, this is more than an acreage—it is a lifestyle, a sanctuary and a true legacy property. If you have been waiting for an outstanding piece of Alberta to call your own, this remarkable offering deserves to be experienced in person.