

\$259,900 - 71, 73509 Range Road 105, Rural Big Lakes County

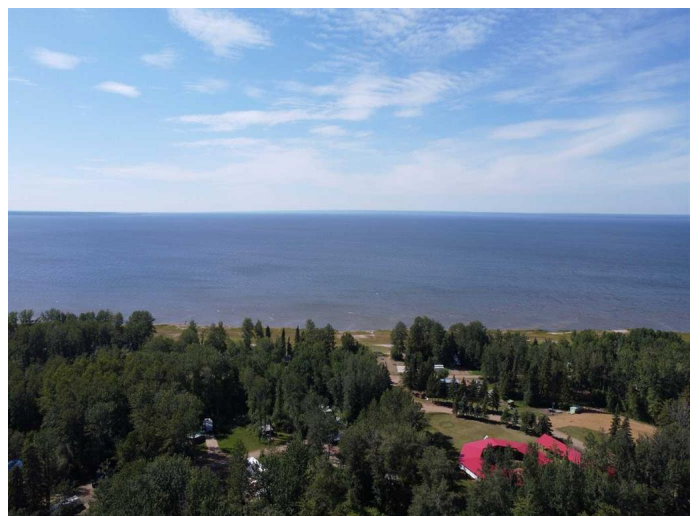
MLS® #A2240871

\$259,900

4 Bedroom, 2.00 Bathroom, 1,538 sqft
Residential on 1.18 Acres

NONE, Rural Big Lakes County, Alberta

Your Lakeside Escape Awaits! Just steps from the sparkling shores of Lesser Slave Lake and the renowned Spruce Point Park Marina, this beautifully maintained home with over 1500 sqft offers the perfect blend of comfort, space, and natural beauty—all set on a private and scenic 1.18-acre lot. Inside, you'll find an inviting open-concept layout with vaulted ceilings that enhance the bright and airy feel of the living, dining, and kitchen spaces. The kitchen is a dream for any home cook, with abundant cabinetry, expansive counter space, and a layout designed for functionality. A cozy corner wood-burning fireplace adds warmth and charm—ideal for relaxing on cool evenings. The spacious primary bedroom features ample closet space and a luxurious 5-piece ensuite with a jetted tub. Two additional bedrooms, a versatile den (which could easily serve as a fourth bedroom), a second 4-piece bath, and a separate laundry room round out the thoughtfully designed floor plan. Step outside to enjoy a beautifully landscaped yard surrounded by mature trees, dual gated entrances, and a generous front deck perfect for entertaining. Kids will love the play structure, and there's plenty of room for RV parking and all your lake toys. Whether you're looking for a peaceful year-round residence or a weekend getaway, this property offers the best of both



worldsâ€™ walking distance to lake access and just a short 10-minute drive to Kinuso, or 40 minutes to either Slave Lake or High Prairie. Recent upgrades include: New Roof Shingles & Eavestroughs (2025) New Skirting (2025) Don't miss this opportunity to live the lake life in comfort and style!

Built in 2007

Essential Information

MLS® #	A2240871
Price	\$259,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,538
Acres	1.18
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	71, 73509 Range Road 105
Subdivision	NONE
City	Rural Big Lakes County
County	Big Lakes County
Province	Alberta
Postal Code	T0G1K0

Amenities

Amenities	None
Utilities	Electricity Connected, Satellite Internet Available, Sewer Connected, Water Connected, Propane
Parking	Additional Parking, Gravel Driveway, Outside, RV Access/Parking, Boat, Drive Through

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Jetted Tub, Laminate Counters, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Fireplace(s), Forced Air, Propane, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning, Glass Doors
Basement	None

Exterior

Exterior Features	Fire Pit, Playground, Rain Gutters
Lot Description	Corner Lot, Front Yard, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Metal Frame
Foundation	None

Additional Information

Date Listed	July 17th, 2025
Days on Market	16
Zoning	RN

Listing Details

Listing Office	eXp REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.