

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

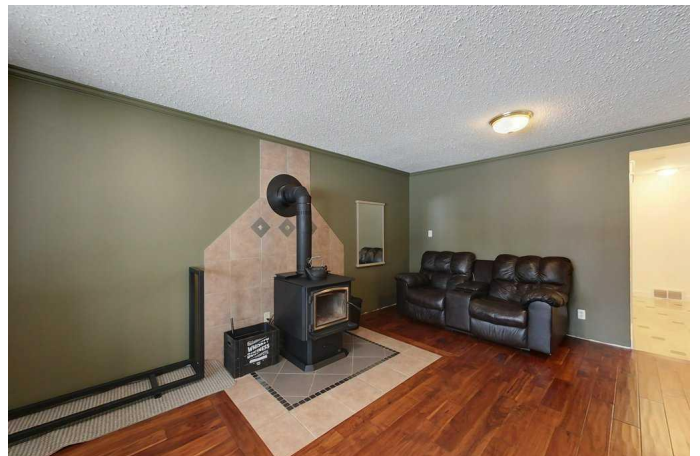
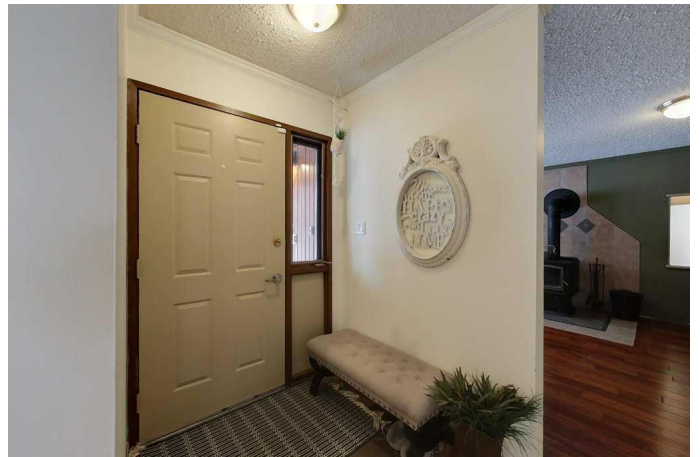
MLS® #A2202566

\$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	132
Zoning	CR

Listing Details

Listing Office	ROYAL LEPAGE PROGRESSIVE REALTY
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