

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

---

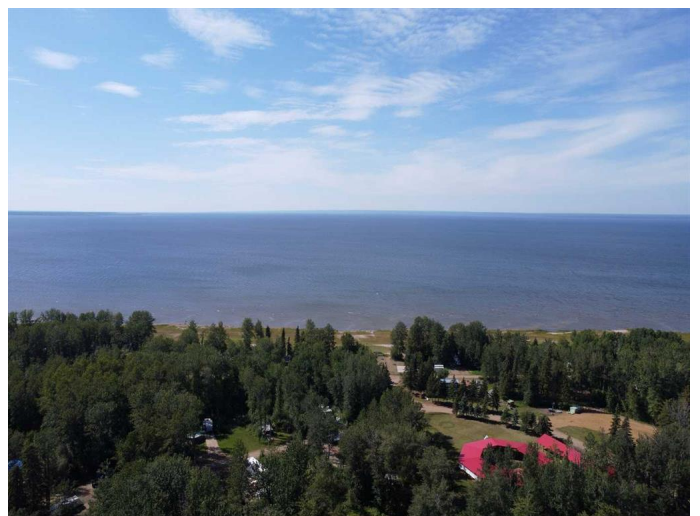
MLS® #A2240871

**\$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 | 19              |
| Zoning         | RN              |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.