

# \$549,900 - 72598 Range Road 195, Rural Big Lakes County

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MLS® #A2260228

**\$549,900**

0 Bedroom, 0.00 Bathroom,  
Agri-Business on 160.00 Acres

NONE, Rural Big Lakes County, Alberta

Awesome 1360 sq/ft 3 bedroom 2 bathroom home and 40X60 finished and heated shop tucked away in a beautiful bush quarter. Property is located between Valleyview and High Prairie in the sunset house area close to snipe lake and the river just 1/2 mile from crown land and loaded with wildlife. Home is a storey and a half and featured tons of natural light with lots of windows and skylights! nice open layout with a loft and full basement. Shop is 40X60 and is all insulated , drywalled with a concrete floor , wood furnace, 14ft and 7 ft bay door. This property must be seen to appreciate!

Built in 1998

## Essential Information

|            |                   |
|------------|-------------------|
| MLS® #     | A2260228          |
| Price      | \$549,900         |
| Bathrooms  | 0.00              |
| Acres      | 160.00            |
| Year Built | 1998              |
| Type       | Agri-Business     |
| Sub-Type   | Agriculture       |
| Style      | 1 and Half Storey |
| Status     | Active            |

## Community Information

Address 72598 Range Road 195



|             |                        |
|-------------|------------------------|
| Subdivision | NONE                   |
| City        | Rural Big Lakes County |
| County      | Big Lakes County       |
| Province    | Alberta                |
| Postal Code | T0H 3H0                |

### Amenities

|           |   |
|-----------|---|
| Utilities | Electricity Available, Natural Gas Available, Phone Available |
| Parking   | Gravel Driveway   |

### Interior

|              |                          |
|--------------|--------------------------|
| Heating      | Forced Air, Natural Gas  |
| Has Basement | Yes                      |
| Basement     | Full, Partially Finished |

### Exterior

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Wood            |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 1                    |
| Zoning         | AG                   |

### Listing Details

|                |   |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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