



Spectacular Central Alberta Log Home and Acreage



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PROPERTY DETAILS

Listing Number:	23202
Price:	\$2,160,000
Taxes (2023):	\$5,095.71
Size:	158 acres
Zoning:	Country Residential

DESCRIPTION

This 3,100 ft² home features majestic views from every window and deck and the farm is everything you could have imagined set against thousands of acres of Crown land. A truly spectacular full log home sits up high in the center of this acreage. Custom built for this family, featuring high ceilings and size of building logs are truly stunning. Enter the grand room with southerly views from the large windows looking out over your domain.

A large kitchen with is open and off to the side, half log staircases in the center flow to the lower floor and to the second floor. Kitchen and eating area include built in appliances, an enormous island, walk-in pantry, solid wood cabinets and big bright windows along with a patio door to the back deck.

The home features a luxurious Master bedroom on the main floor with a full en-suite. One of a kind main bath features a knotted log sink. There are two grand bedrooms on the second floor both with dormer windows and a full bath. On the lower level there is access to the large double car garage (of course heated), family room, guest room, storage

and utility room. Outside there is a large shop with a living quarters, barn, shed, and a garden. Texas gate at the entrance. Parking is paved asphalt.

PS . . . the owner presently raises and markets world class elk, this operation and all the equipment could be acquired along with the property.

LOCATION

Just 11 kilometres south of thriving Whitecourt Alberta in Woodlands County. The provincial capital of Edmonton can be reached in under two hours.

DIRECTIONS

From Highway 43 turn south onto Range Road 115. Follow and turn south on Range Road 121. Continue 4 km until you see property on right (west).

AREA DATA

Whitecourt is a town of in Northern Alberta with a population of 10,000 and surrounded by Woodlands County. It is approximately 177 km (110 mi) northwest of Edmonton and 279 km (173 mi) southeast of Grande Prairie at the junction of Highway 43 and Highway 32. It has an elevation of 690 m (2,260 ft).

Whitecourt is also located at the confluence of four waterways: the Athabasca River, McLeod River, Sakwatamau River and Beaver Creek. A Canadian National rail line runs through the town.



The town has branded itself as the Snowmobile Capital of Alberta and its motto is “Let’s Go.” The Whitecourt meteor impact crater is found on nearby Whitecourt Mountain.

HISTORY

The community was formed in the place known by the Cree as Sagitawah (the place where the rivers meet). While the first Hudson’s Bay Company trading post was established in 1897, the first permanent resident on the present day town site was John Goodwin, who settled there in 1905. In 1910, with the expansion of the Grand Trunk Pacific Railway, immigrants were encouraged by Premier Arthur Lewis Sifton to settle in the vast scarcely inhabited area between Edmonton and the Peace River Country. The name “Whitecourt” was chosen in 1910 by Walter White, the postmaster of the young community. White was the son-in-law of former Kansas governor John W. Leedy who also settled in the community.

MAP REFERENCE

54° 1’29.38”N and 115°40’3.79”W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

Power, natural gas, drilled well, wood burning stove, cell service and Starlink Internet are available.

LEGAL

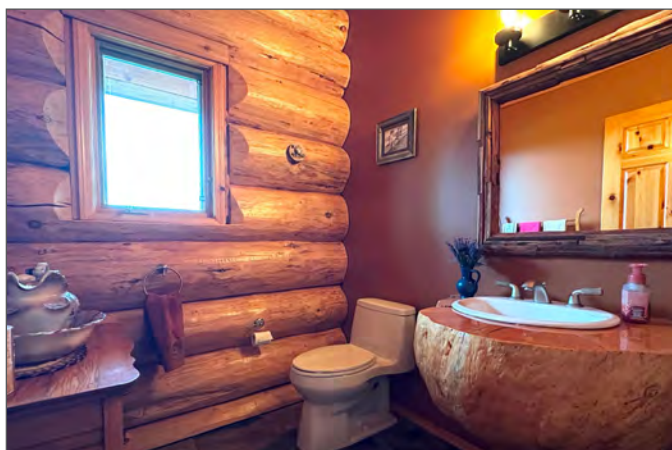
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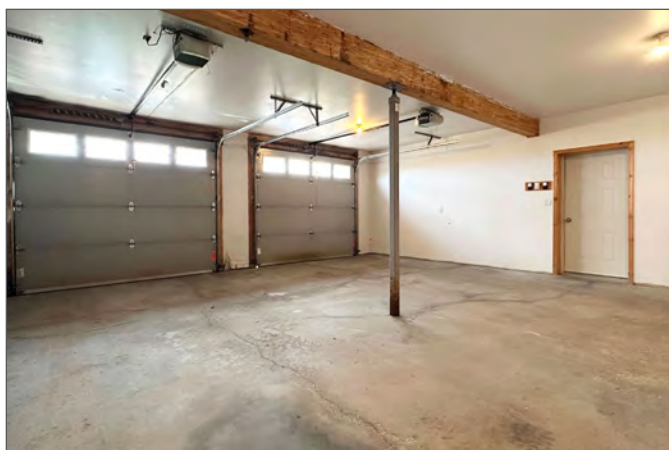
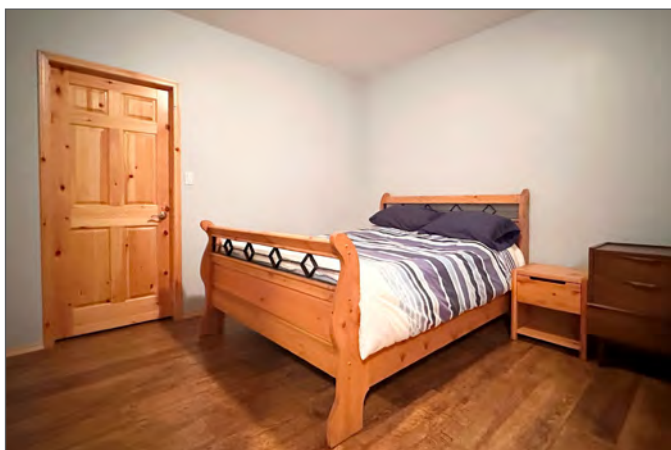
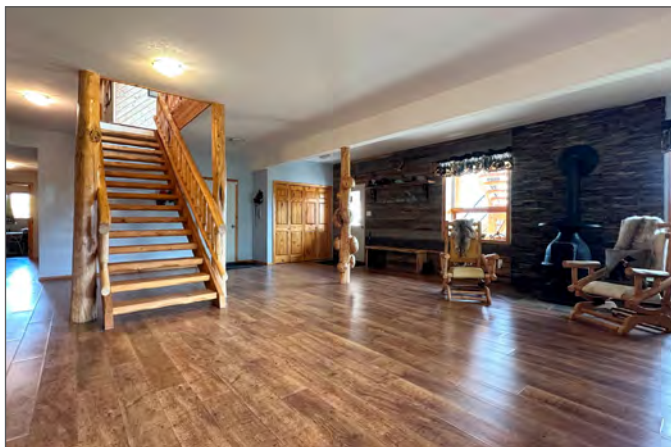


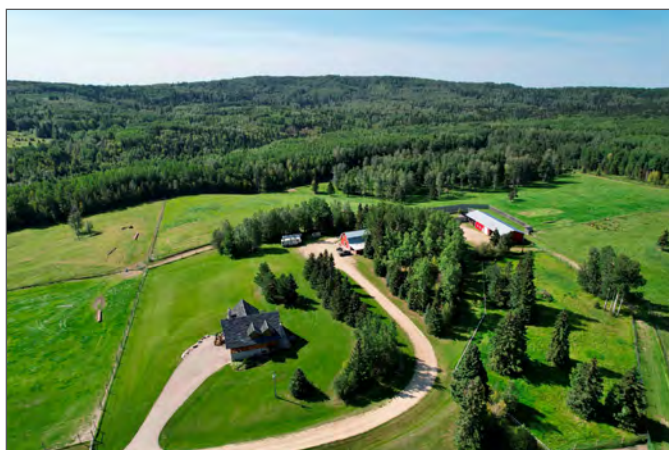
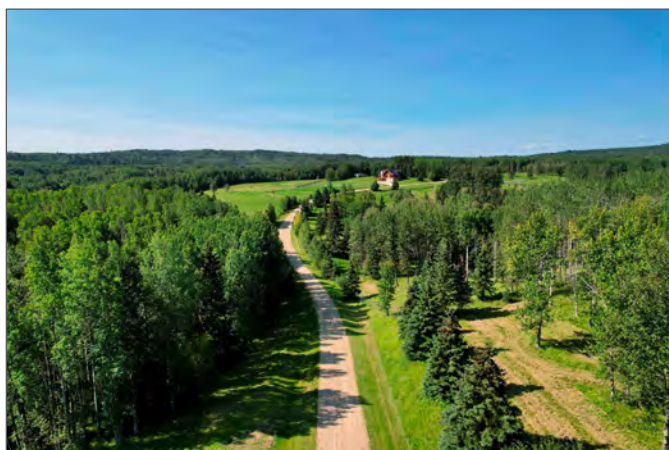
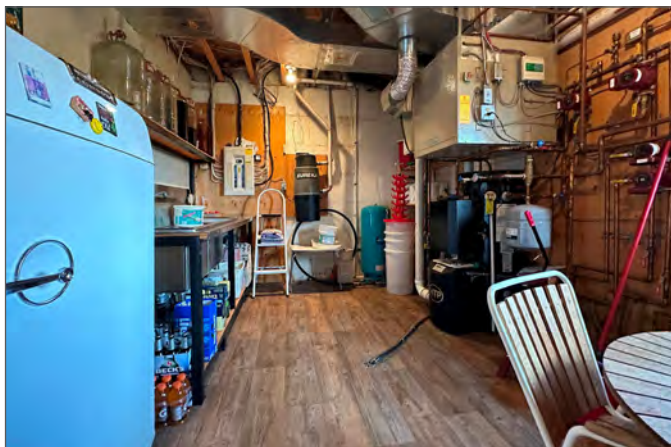




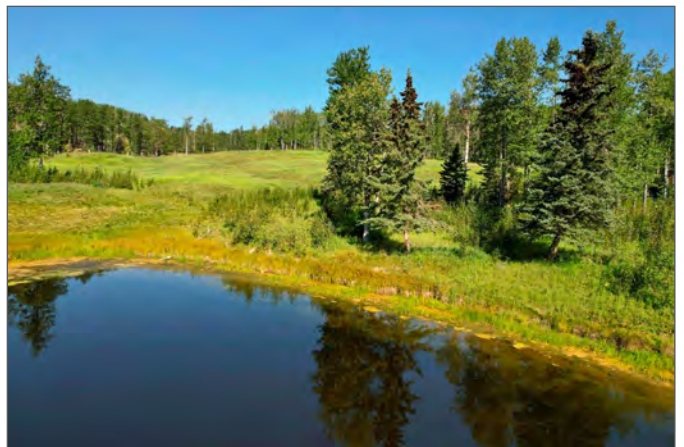




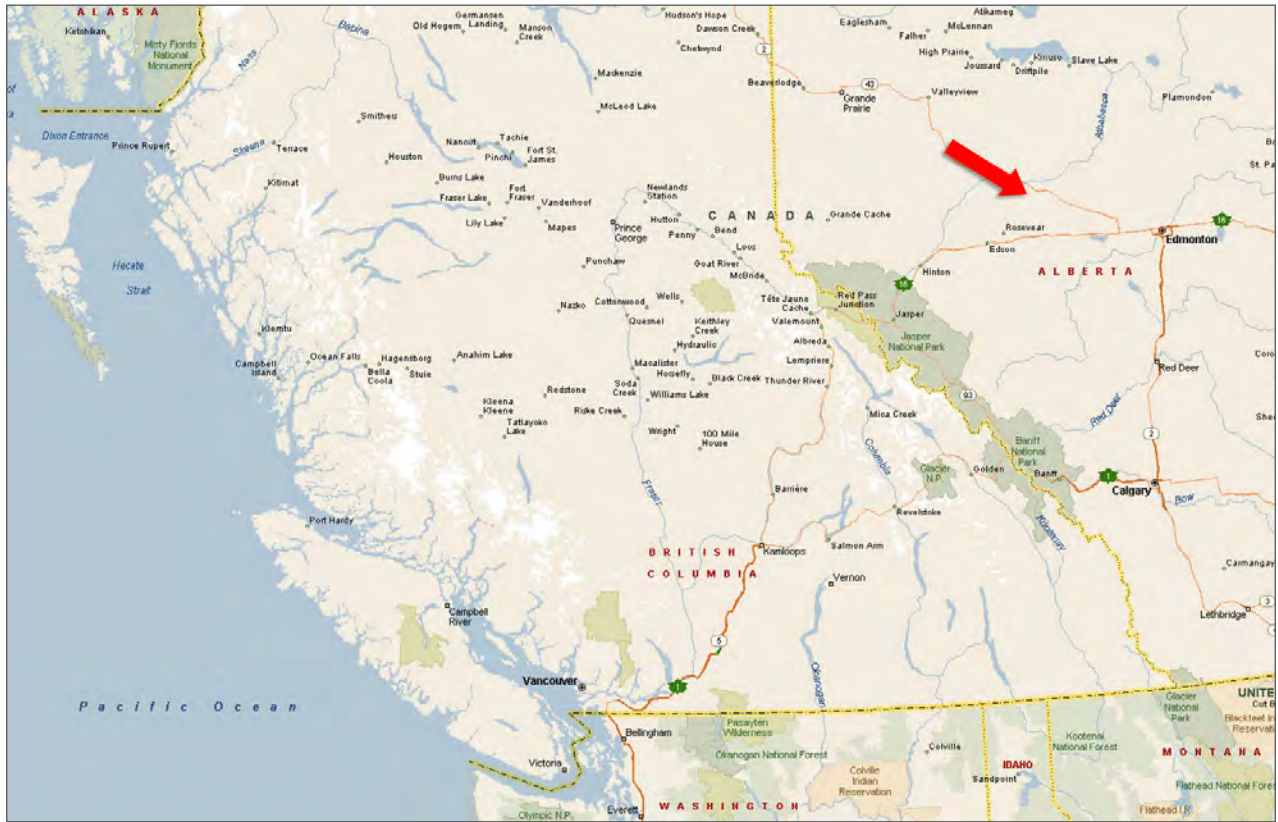




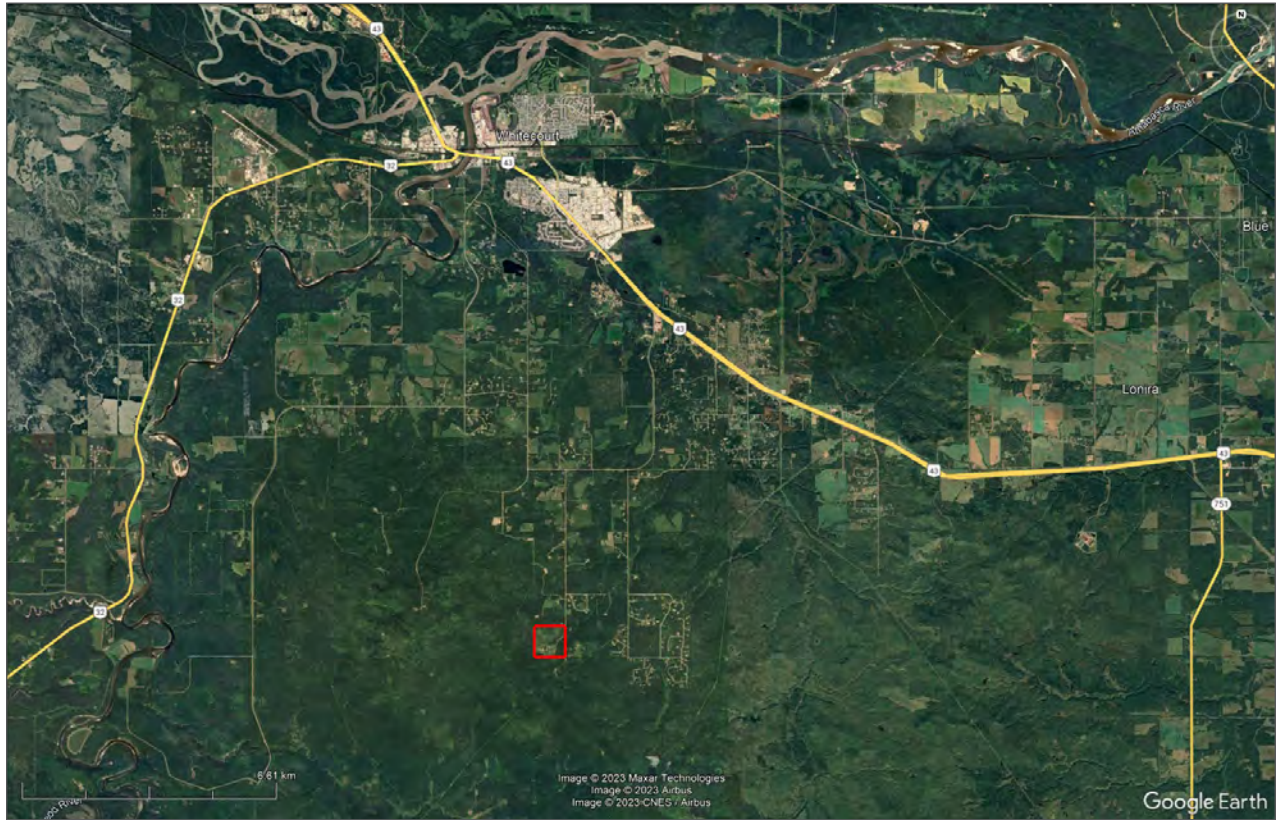


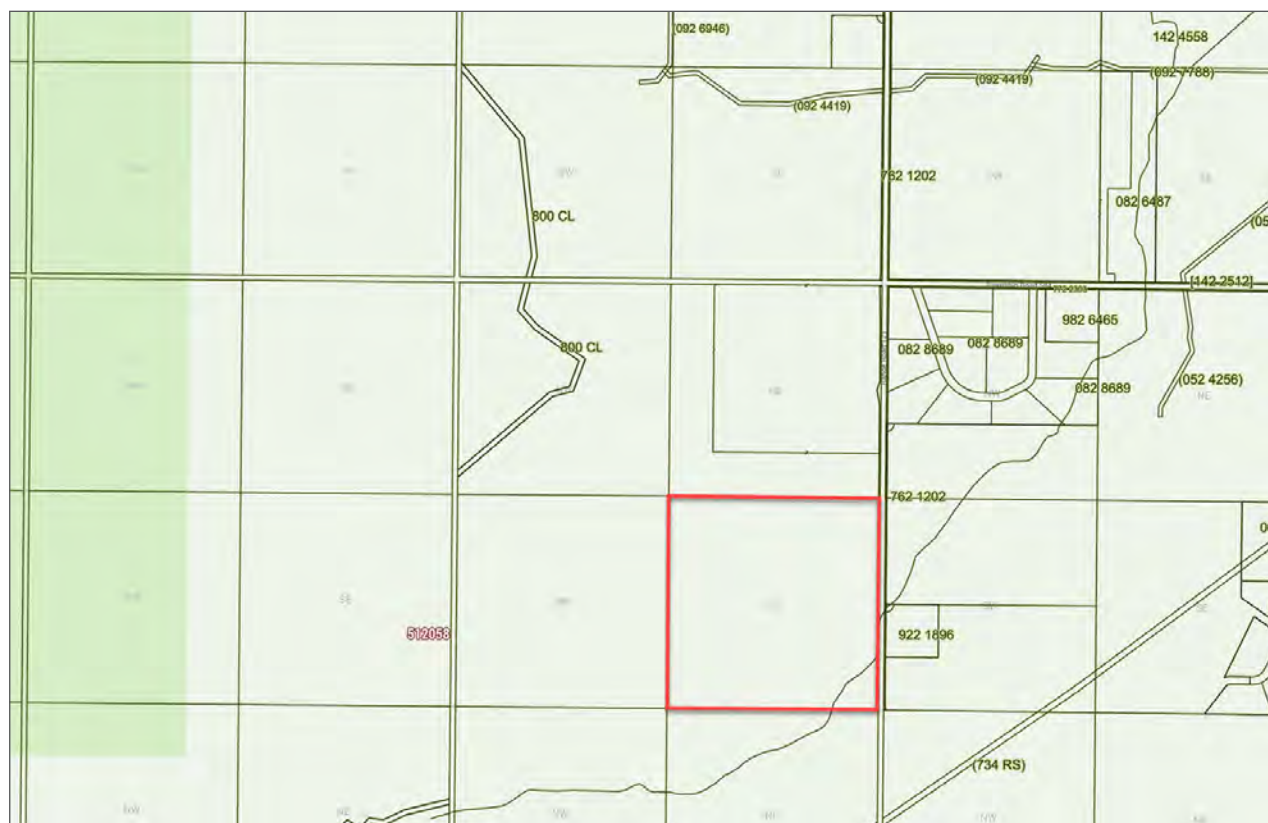














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