

583030B Range Road 121  
Rural Woodlands County, Alberta

MLS # A2267747



**\$1,945,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	2 Storey		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	157.97 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Farm, Landscaped, Lawn, Meadow, Native Plants,		

<b>Heating:</b>	Boiler, Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Near Town:</b>	Whitecourt
<b>Basement:</b>	-	<b>LLD:</b>	23-58-12-W5
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Log	<b>Zoning:</b>	A2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage		

**Major Use:** Elk, Pasture

An extraordinary opportunity to acquire a spectacular 158-acre ranch in the heart of Alberta's best wilderness. This rare offering features a custom-built, full-log luxury home and direct border access to thousands of acres of government Crown Land—perfect for the serious rancher, hunter, or recreational enthusiast. The ranch is currently home to a successful, world-class Elk operation. Pasture, fence, barn, and watering bowls in operation. These could also be converted for horses, cows, and other large livestock. The Main Home is a Masterpiece: a truly stunning full-log residence built with massive logs and featuring high, vaulted ceilings. Located high on the quarter section, providing maximum privacy and panoramic views. Spacious entertaining kitchen with an enormous island, walk-in pantry, and built-in, high-end appliances. Grand Great Room and dining area designed to host large gatherings. Main floor luxury Master suite with a heated-floor ensuite. Unique design with two central half-log staircases leading to three levels of living space. Heated double-car garage and a secure, paved asphalt driveway with Texas Gate entrance. Farm Infrastructure: In addition to the main residence, the property includes a second dwelling, a barn, a garden, and essential outbuildings, providing excellent operational support for an established ranching lifestyle.