

**583030B Range Road 121
Rural Woodlands County, Alberta**

MLS # A2267747

\$1,945,000



Heating:	Boiler, Fan Coil, Natural Gas		
Floors:	Hardwood, Slate		
Roof:	Rubber		
Basement:	-		
Exterior:	ICFs (Insulated Concrete Forms), Log		
Foundation:	Poured Concrete		
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage		
Major Use:	Elk, Pasture		
Division:	NONE		
Cur. Use:	-		
Style:	2 Storey		
Size:	0 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	157.97 Acres		
Lot Feat:	Creek/River/Stream/Pond, Farm, Landscaped, Lawn, Meadow, Native Plants, Pasture		
Water:	-		
Sewer:	-		
Near Town:	Whitecourt		
LLD:	23-58-12-W5		
Zoning:	A2		
Utilities:	-		

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.