

\$339,000 - Block 6 Lot 7, Rural Big Lakes County

MLS® #A2270793

\$339,000

3 Bedroom, 2.00 Bathroom, 1,593 sqft

Residential on 0.14 Acres

Winnagami, Rural Big Lakes County, Alberta

This isn't just a cottage—it's a chapter waiting to be written. Morning light filters through the treetops as you wake in the loft, high above the lake, wrapped in stillness. Coffee in hand, you take the familiar steps down the path—the same ones your kids ran barefoot last summer—to where the water waits, calm and quiet. This place has that kind of magic. Set on the closest lot to the shoreline, this 3-bedroom, 2-bathroom lakefront retreat was built for connection—between people, between nature and the soul. The open-concept kitchen and living room invite slow mornings and late-night laughter, with a floor-to-ceiling river rock fireplace crackling in the background. It's the kind of space that makes winter feel like a gift. Two bedrooms and a full bath round out the main level, but the real showstopper is the loft bedroom—a dreamy treetop hideaway with front-row sunrise views. Downstairs, the walk-out basement is where the fun lives: movie nights, card games, cool refuge on hot days. A second full bathroom, laundry room, and home office make sure it works as beautifully as it plays. And the details? Thoughtful. Hot water on demand, a/c, natural gas furnace, gas-plumbed BBQ, dishwasher—all the comforts that keep lake life effortless. But the real sell? This is where stories are made. Bonfires under the stars. Cannonballs off the dock. Quiet morning paddles and noisy family dinners. Winter brings a whole new mood—ice fishing,



groomed ski trails, skating under snowfall, and a cozy cabin waiting at the end of it all. It's not just a place to stay—it's a place to make memories. Call to view and feel it for yourself. I promise, you won't be disappointed.

Built in 2008

Essential Information

MLS® #	A2270793
Price	\$339,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,593
Acres	0.14
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	Block 6 Lot 7
Subdivision	Winnagami
City	Rural Big Lakes County
County	Big Lakes County
Province	Alberta
Postal Code	T0G 1E0

Amenities

Amenities	Playground, Trash, Beach Access, Outdoor Pool, Picnic Area, RV/Boat Storage
Parking Spaces	2
Parking	Parking Pad
Waterfront	Lake, Lake Front

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s)
-------------------	---------------------------------

Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Dock, Fire Pit
Lot Description	Beach
Roof	Metal
Construction	Log, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Days on Market	2
Zoning	Seasonal Recreational
HOA Fees	25
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
----------------	------------

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