



**114012 Township Road 592B**  
**Rural Woodlands County, Alberta**

**MLS # A2231551**



**\$475,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,111 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated		
<b>Lot Size:</b>	12.47 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic System, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Acreage for Sale &ndash; 12.47 Acres Backing onto Crown Land! Deerfoot Road | Less than 5 Minutes from Whitecourt Enjoy the peace and privacy of country living with the convenience of town just minutes away! This beautiful 12.47-acre property backs directly onto crown land&mdash;giving you endless access to nature, wildlife, and trails right from your backyard. Highlights: Abundant wildlife regularly seen on the property Room for horses or hobby farm animals Private trail access for walking or ATVing Ideal location for outdoor enthusiasts Home Features: 4 spacious bedrooms | 4 bathrooms Walk-out basement &ndash; fully developed 2 cozy wood-burning fireplaces Main floor laundry for added convenience Double car heated garage Open-concept living with lots of natural light Whether you're looking to start a hobby farm, raise a family surrounded by nature, or just escape to your own quiet retreat, this property has it all.