



GRASSROOTS

REALTY GROUP

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28, 113040 Township Road 592
Rural Woodlands County, Alberta

MLS # A2291504



\$645,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,260 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	5.78 Acres		
Lot Feat:	Brush, Creek/River/Stream/Pond, Dog Run Fenced In, Front Yard, Wooded		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	16-59-11-W5
Exterior:	Stucco	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

If you've been looking for that perfect balance of privacy and convenience, this 5.78-acre property in Pine Meadow Estates is going to check a lot of boxes. Located just a few minutes from Whitecourt and backing onto Crown land, it offers the quiet acreage life without the long commute. The heart of the home features a bright, open floor plan with tall ceilings and beautiful hardwood flooring stretching through the living and dining areas. The kitchen is built for real life, complete with an island, a walk-in pantry, and access to a back deck that is perfect for grilling. You can move in with peace of mind knowing the stainless fridge and stove are less than two years old. The main floor also hosts the primary suite, which serves as a spacious retreat with a large walk-in closet and a four-piece ensuite featuring a corner tub and separate shower. An additional bedroom, full guest bathroom, main floor laundry, and oversized coat and broom closets round out the main level. The lower level feels anything but like a basement, thanks to large windows and high ceilings. You'll find three more large bedrooms and another full bathroom with extra space. The utility room is well maintained, with a hot water tank and pressure tank that are only about two years old, and central air conditioning installed approximately four years ago. The garage will be a favourite for watching the game or tinkering. The 34' wide by 26' deep detached garage has two man doors and 2 overhead entrances. It is heated with an overhead heater, fully painted, and comes equipped with benches, cabinets, and a floor drain. The driveway leading to the garage is paved, and there is ample additional gravel parking with room for an RV. The outdoor space is just as functional and serene. A private, covered front porch is tucked away behind mature pine trees, while the two-tiered back deck is

fenced directly to the garage to create a great dog run. There is also a fire pit area. Two large sheds for extra storage. Out back, you can explore the trees and a seasonal stream crossed by a cute bridge, some corrals, and a dugout, all with the privacy of having no neighbours behind you.