



6, 592062 HWY 32
Rural Woodlands County, Alberta

MLS # A2294982



\$585,000

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,532 sq.ft. | Age: | 1989 (37 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 6.33 Acres | | |
| Lot Feat: | Garden, Gazebo, Landscaped, Lawn, Many Trees | | |

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|--------------------|--|-------------------|---------------|
| Heating: | Forced Air | Water: | Private |
| Floors: | Carpet, Ceramic Tile, Hardwood, Linoleum | Sewer: | Septic System |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | 13-59-13-W5 |
| Exterior: | Wood Frame | Zoning: | CR |
| Foundation: | Other | Utilities: | - |
| Features: | Bar, Laminate Counters, Vinyl Windows | | |

Inclusions: N/A

Opportunity awaits with this spacious acreage located just minutes from town at 592062 off Highway 32 (Lot 6). Situated on a private, beautifully treed parcel, this 5-bedroom, 3-bathroom home offers plenty of room for a growing family or those looking to create their ideal country property. The main floor features hardwood flooring in the living room and bedrooms, a cozy wood-burning fireplace, and a functional layout with tile flooring in the dining area and main bathroom. The fully finished basement adds additional living space and flexibility. Outside, enjoy a peaceful setting with a tree-lined driveway, mature landscaping, pergolas, gazebos, and a private deck off the kitchen. The property also includes a double detached garage and an impressive 36' x 50' shop! perfect for storage, hobbies, or workspace needs. With its prime location close to town and excellent potential, this acreage is a great opportunity to add your own vision and value.