



114052 Township Road 592B
Rural Woodlands County, Alberta

MLS # A2303620



\$1,150,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,420 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	5.31 Acres		
Lot Feat:	Back Yard, Brush, Dog Run Fenced In, Front Yard, Garden, Lawn, Meadow, N		

Heating:	Baseboard, Boiler, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Other, Private Sewer, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: garage work benches

Escape the noise of the city and find your peace just a short 3 km drive from Whitecourt, where this stunning 5.31-acre private acreage also backs onto crown land. This property is anchored by a solid, thoughtfully constructed bungalow that sits proudly on a landscaped hill, offering a breathtaking southerly view that transforms with the seasons. Built with longevity and comfort in mind, the home features unique 8" thick double-staggered 2"x4" walls that provide exceptional insulation and structural integrity. Stepping inside, you'll find an inviting open kitchen and dining area designed for both daily life and effortless entertaining. This central hub flows naturally to the attached, heated double-car garage, making grocery trips a breeze even in the heart of winter. For those who love the outdoors, the kitchen also opens onto a north-facing back deck, perfect for enjoying a quiet morning coffee. The front living room serves as a bright sanctuary, while a cozy wood-burning stove sits at the heart of the home, radiating warmth throughout the main level. This floor also hosts three comfortable bedrooms, ensuring plenty of space for family or guests. The home's lower level is a true standout, featuring a private walkout basement that feels anything but underground. Large windows flood the massive family room with natural light, creating the ultimate venue for game nights, movie marathons, or large social gatherings. This level is fully equipped with a fourth bedroom, a bathroom, laundry facilities, and ample storage. For those who appreciate clever design, an additional second basement was constructed directly beneath the main garage, offering a massive utility and storage area to keep your living spaces clutter-free. The entire home is kept cozy by a quiet and efficient boiler system powering baseboard heaters. Beyond the home, the property is a dream for hobbyists and

professionals alike. The attached extra-large double garage is a craftsman's haven, complete with workbenches, cabinets, power, and heat. However, the crown jewel is the 40' x 70' industrial shop built in 2014. Boasting 18' ceilings and two 16' high doors, this space is ready for your heaviest equipment or most ambitious projects. It is fully insulated with R50 blown-in insulation, warmed by radiant overhead heaters, and includes a mezzanine and roughed-in plumbing for a future bathroom. With underground power, a reliable well drilled in 2004, and professional FireSmart work completed among the mature pine, spruce, and poplar trees, this acreage offers the perfect balance of rugged capability and homey comfort.