



**124080 Township Road 593A
Rural Woodlands County, Alberta**

MLS # A2303907



\$587,700

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,026 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	4.99 Acres		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Lawn		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Concrete, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	Not Specified
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers		

Inclusions: N/A

Imagine waking up, grabbing a coffee, and looking out your window to see your horse grazing in the morning mist. This well-maintained, 2,026-square-foot bungalow just west of Whitecourt on Old Ferry Road makes that lifestyle easy to achieve. Sitting on nearly five acres, you have just the right amount of space for a pasture, hay land, and that country feel, all while enjoying the rare luxury of town water. The home itself is a slab-on-grade build from 2007, meaning you get a solid, no-stairs layout that's as functional as it is spacious. The main living area is wide open with tall vaulted ceilings and a kitchen that's frankly massive; with 30 feet of counter space and a floating island, you'll never run out of room for meal prep or getting things ready for a day heading out. When the sun goes down, you can kick back by the corner gas fireplace in the living room or head out to the front porch to soak in the quiet scenery. Comfort was clearly a priority here, with an in-floor heating system to keep your toes warm and forced air for whenever you need to adjust the temperature quickly. The primary suite is a true retreat with its own large ensuite and walk-in closet, and the two additional bedrooms are plenty big for family or guests. Even the double attached garage is thoughtful, featuring a handy two-piece bathroom so you don't have to track the "great outdoors" through the house after a day spent in the pasture or down at the McLeod River. The garage is a perfect and handy extension of the home. Between the durable Hardie Board exterior, the extra outbuildings for your gear, and the paved road right to your driveway, this property really hits that sweet spot. It offers the privacy and freedom of country life without the usual headaches of remote rural living. Are you thinking about putting a fence up right away, or does the current layout already work for where you'd want the

horses?