



GRASSROOTS
REALTY GROUP

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**28-590059 RGE Road 110 Range
Rural Woodlands County, Alberta**

MLS # A2305214



\$539,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,467 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, RV Access/Parking		
Lot Size:	5.26 Acres		
Lot Feat:	Backs on to Park/Green Space, Brush, Cleared, Front Yard, Gentle Sloping, L		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Vinyl	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	CR
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions: NONE

Step into your dream home with this stunning 2025 RTM (Ready to Move HOME) Modsolid, offering an expansive 1,470 square feet of modern living space. Built with energy efficiency in mind, the home features robust 2 x 8 walls and exceptional insulation, ensuring remarkably low heating costs. This home is securely anchored on 22 screw pilings. The exterior is complemented by durable trim lock skirting. Inside, you'll find an open and contemporary layout defined by high ceilings and elegant crown molding. The heart of the home there is a generously sized island, perfect for gatherings, surrounded by an abundance of fabulous cabinets and counter space that any chef would appreciate. Recessed lighting illuminates the space beautifully, while a large pantry adds even more convenience. This home boasts 3 spacious bedrooms, including a primary suite with a luxurious 5-piece en suite bathroom and a generous walk-in closet. The main bathroom features a large stand-up shower, offering both comfort and style. Natural light floods through numerous upgraded windows, creating a warm and inviting atmosphere throughout the home. Outside, the property shines just as bright. A vast gravel driveway leads to a 48 x 16 large deck, perfect for entertaining, alongside an 8 x 8 side entry deck and a welcoming 5 x 5 front step. Nestled on 5.26 acres adorned with trees, this home offers both privacy and space for outdoor activities. Since its placement on the property in September 2025, this home comes with a full new home warranty until September 2026, followed by an impressive nine years of structural warranty. With air conditioning ready to be installed (just requiring a condenser), upgraded 6 appliances, and a 2,800-gallon cistern, this property is equipped for modern living. Additionally, the home is wired for internet and cable, providing all the conveniences

you desire. With its exceptional street appeal and beautiful surroundings, this home is more than just a place to live; it's a lifestyle waiting for you to embrace. Don't miss out on this incredible opportunity!