



**Lot 6 590071 Range Road 122
Rural Woodlands County, Alberta**

MLS # A2308551



\$509,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,520 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Boat, Double Garage Detached, Driveway, Garage Door C		
Lot Size:	7.66 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Garden, Landscaped, Lawer		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	2-59-12-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Block	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Jetted Tub, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: some items negotiable

Country living with all the extras already in place! Situated on 7.66 acres, this well-equipped property offers an ideal setup for hobby farming, horses, animals, storage, and outdoor living. Built in 2006, the 1,520 sq. ft. home features 3 bedrooms, 2 bathrooms, and an additional 192 sq. ft. enclosed porch to enjoy the views year-round. Outside, the property is fenced and cross-fenced, making it perfect for livestock or equestrian use, and includes a large garden area, greenhouse, multiple storage sheds, and plenty of room to roam. The impressive 30x36 heated garage, built in 2014, is a standout feature with oversized 10-foot doors, ample workspace, and its own 2-piece bathroom. There is also a 32x30.6 equipment shed providing even more covered storage for machinery, trailers, or recreational equipment. A large deck and thoughtfully designed yard space complete this versatile acreage, offering the perfect balance of country living, functionality, and outdoor enjoyment.