



GRASSROOTS
REALTY GROUP

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Lot 2A, 595012 RGE RD 130
Rural Woodlands County, Alberta

MLS # A2309723



\$334,500

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,297 sq.ft.	Age:	1996 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	8.01 Acres		
Lot Feat:	Back Yard, Lawn, Many Trees, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	36-59-13-W5
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Wood sided sheds

Tucked away on a beautifully private parcel just a short commute from Whitecourt, this affordable acreage offers the kind of peaceful country lifestyle buyers dream about. Surrounded by nature with only one neighboring property nearby, you'll love the long driveway approach, open field views, mature trees, and tranquil pond where the sound of frogs in the evening becomes part of everyday life. The 3 bedroom, 2 bathroom modular home sits securely on steel pilings and offers a warm, inviting atmosphere with endless potential for its next owners to make it their own. Step into the front porch and cozy up beside wood-burning stove after a day outdoors. Inside, the functional layout offers generous living space and a kitchen loaded with cabinet storage and a pantry. With sunny south exposure and room to roam, this property is an outdoor enthusiast's paradise waiting to be enjoyed year-round. The 26x26 heated garage (infloor heat) is another major bonus in this price range! Important updates have already been taken care of, including: House shingles replaced approx 2019, Garage shingles replaced approx 2020 Hot water tank replaced in 2023. Whether you're looking for your first acreage, a quieter lifestyle, or a property with room to grow and personalize, this one is packed with potential, privacy, and country charm.