



# GRASSROOTS

REALTY GROUP

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322 4 Street  
Rural Woodlands County, Alberta

MLS # A2311347



## \$842,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,343 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	28.08 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Many Trees, Private		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** Public

**Floors:** Ceramic Tile, Hardwood

**Sewer:** Public Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Mixed

**Zoning:** Urban Reserve

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Ceiling Fan(s), High Ceilings, Quartz Counters, Soaking Tub, Storage

**Inclusions:** Rail car,

Finding a home that balances the convenience of town services with the quiet expanse of the countryside is rare, yet this exceptional property in the hamlet of Blue Ridge offers exactly that. Resting on over 28 acres, the land provides a profound sense of seclusion and peace, featuring mature trees, gardens, and private trails perfect for morning walks. There is even an area for camping on the acreage, ideal for hosting friends or enjoying a night under the stars without ever leaving your own woods. Despite the feeling of being tucked away in nature, the home remains fully connected to the community through municipal water and sewer services, regular garbage collection, and the year-round ease of a paved asphalt driveway. Constructed in 2009, this two-story residence is defined by its solid craftsmanship and grand proportions, boasting 9-foot ceilings throughout both the main and upper floors. The layout spans over 3,500 square feet of fully finished living space, where high-quality triple-pane windows act as frames for the surrounding forest, ensuring the interior is consistently bathed in natural light. A wood-burning fireplace on the main floor serves as a natural gathering spot during the colder months, situated near a large dining room and a dedicated morning room designed specifically as a quiet nook for coffee. The spacious, functional kitchen is built to make daily life easy while keeping the cook connected to the back deck and extended outdoor cooking area, with the convenience of a main floor laundry and powder room nearby. The upper level is a dedicated sanctuary for the family, housing three large bedrooms for children or guests that share a bright 4-piece bathroom. The 4 bedroom is your primary suite, featuring a massive footprint and a dream 5-piece ensuite. This spa-like space is finished with elegant granite countertops, two sinks, a standalone

soaker tub, and a separate glass shower designed to let in maximum natural light. For relaxation and entertainment, the fully finished basement offers a unique personal movie theatre is complete with a dry bar to prep snacks and drinks for family night alongside a dedicated area for music. To keep the atmosphere comfortable year-round, the home features a combination of forced air and the gentle warmth of in-floor heating throughout the basement. Storage and hobby space are abundant with an attached and heated 22' x 24' double car garage, while a larger 30' x 36' detached garage offers ample room for bigger toys and equipment. This property offers a gentle, well-maintained pace of life for those who appreciate quality, space, and the quiet beauty of the Alberta landscape.