



**Lot 28 590072 Range Road 114
Rural Woodlands County, Alberta**

MLS # A2311462



\$683,888

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,085 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Driveway, RV Access/Parking		
Lot Size:	5.07 Acres		
Lot Feat:	Back Yard, Front Yard, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic System
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	5-59-11-W5
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	Built-in Features, Central Vacuum, Crown Molding, High Ceilings, Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

Inclusions: na

Escape to country living with this charming modern farmhouse-style acreage situated on 5.07 beautifully treed acres just minutes from town. Full of character and thoughtful finishing details, this 2-storey home features smooth ceilings, crown moulding, board and batten accents, extra-tall trim, and an abundance of windows that fill the home with natural light and scenic views. The functional layout offers a spacious mudroom with side entry access near the detached 24x26 heated garage, along with a convenient 2-piece bathroom and laundry area. The bright, open kitchen features plenty of workspace, a dining area, and access to the large back deck — perfect for enjoying the peaceful surroundings. A second oversized front entry leads into the inviting living room, complete with access to its own private concrete deck. Upstairs, you’ll find a cozy nook ideal for a home office or reading space, along with a spacious primary retreat featuring his-and-her sinks and a walk-in closet with organizers. Two additional bedrooms each offer their own walk-in closets, making this home as functional as it is beautiful. A rare opportunity to enjoy acreage living with privacy, style, and convenience close to town!