



GRASSROOTS
REALTY GROUP

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622036 Range Road 63
Rural Woodlands County, Alberta

MLS # A2313455



\$429,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,163 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	8.85 Acres		
Lot Feat:	Many Trees, Pasture, Private		

Heating:	In Floor, Propane, Wood, Wood Stove	Water:	Cistern
Floors:	Ceramic Tile, Laminate	Sewer:	Mound Septic, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	16-62-6-W5
Exterior:	Concrete, Log	Zoning:	70
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Propane, Phone Paid For, Water
Features:	No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: None

Welcome to this beautifully maintained 8.85 acre retreat in Woodlands County, where comfort, craftsmanship and country living come together. Set among mature trees and open pasture, this property offers privacy and functionality for those seeking a rural lifestyle. The charming log home showcases quality workmanship and thoughtful care throughout. Inside a bright and inviting layout features one bedroom, one bath and a spacious loft ideal for guests, an office, or additional living space. Large windows fill the home with natural light, while the covered front porch provides a perfect place to relax and enjoy the peaceful surroundings. Fully set up for horses, the property includes fencing, a barn and well-kept outbuildings. A large detached shop / garage offers excellent space for vehicles, equipment, or projects. This turnkey acreage reflects pride of ownership and is ideal as a full-time residence, hobby farm or quiet country escape.