



591068 Range ROAD 103
Rural Woodlands County, Alberta

MLS # A2315276



\$479,900

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	2,260 sq.ft.	Age:	1969 (57 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	13.20 Acres		
Lot Feat:	Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	9-59-10-W5
Exterior:	Brick, Vinyl Siding	Zoning:	AGRICULTURAL
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Central Vacuum, Double Vanity, Jetted Tub, Skylight(s), Storage, Tankless Hot Water		

Inclusions: SEA CAN, GENERAC BACKUP GENERATOR, ALL OUTBUILDINGS

" PRIVATE AND PEACEFUL ACREAGE CLOSE TO TOWN !!!" After 39 years living here, these long term owners are now selling their homestead which consists of 13.2 acres, their 2260 sq.ft. home , 24'x26'heated garage , and all outbuildings. This acreage is extremely private and peaceful and is located on a dead end road, less than 15 minutes from town. The property is fenced and cross-fenced for your horses, has lots of open pasture and also mature trees and fruit trees(apples, crabapple and cherries), rhubarb and raised vegetable boxes. This is a beautiful setting that has a 4 bedroom home with maintenance free decking , 24'x26' heated attached garage, sheds, chicken coop, portable garage, and seacan, all which stay with the property. There is summertime water to the chickencoop and greenhouse. The large kitchen has convenient pullouts, there is a large formal dining room and separate dining area. There is a beautiful family room with lots of large windows as well as a living room with wood fireplace. This home also has a large 22'x11' storage room, 3 bathrooms and part of the lower level is currently being used as a workshop , but could easily accommodate 2 more bedrooms- making this a 6 bedroom home if needed. The large laundry room is located on the main level which is also most convenient. This acreage also has a Generac backup generator which will be staying. This home has water on demand , and some new windows and doors. This private and serene acreage is also in both Whitecourt and Mayerthorpe school districts with school bus service.