



**GRASSROOTS**  
REALTY GROUP

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6, 593037 Range Road 122  
Rural Woodlands County, Alberta

MLS # A2315814



**\$659,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,960 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Other, Triple Garage Detached		
<b>Lot Size:</b>	4.99 Acres		
<b>Lot Feat:</b>	Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn, No Neighbours Beh		

<b>Heating:</b>	In Floor	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	23-59-12-W5
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Open Floorplan, Primary Downstairs, Separate Entrance, Vaulted Ceiling(s)		

**Inclusions:** 2017 Husqvarna Zero Turn Mower

Live in Town, but always wanted an acreage? But you still wanted to be close to amenities? Then look no farther as this property is only 3 minutes to IGA. And it's all on pavement! Your new home provides for 2,960 sq ft on-slab. you will find 5 bedrooms and 3 bathrooms. The floor plan is open and offers vaulted ceilings as well so it feels very spacious. The Primary suite is large and includes a 4 pc ensuite, a large walk-in closet and is next to a huge Den for private TV watching or 5th bedroom. On the other side of the house is the kid's bedroom wing that also includes another 4 pc mian bathroom, and a large mudroom/utility room that has access to the 13 x 20 tiled rear deck. The 4.99 acre parcel is fully landscaped with massive lawns and flower beds and, the best part?..... a 40' x 32' heated shop! 1-12' door and 1-10' door plus a man door. Concrete floors, powered and with cold water and an office . Lots of gravelled parking off the wrap around driveway. This location is perfect and close to Town. Very picturesque and it's all done. Just move in.