



**593069 Range Road 123B
Whitecourt, Alberta**

MLS # A2318300



\$664,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,760 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	5.02 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Boiler, High Efficiency, Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	21-59-12-W5
Exterior:	Stucco	Zoning:	CR
Foundation:	Slab	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: water pressure tank

Welcome to Old Ferry Road. Located less than five minutes west of Whitecourt on fully paved roads, this custom-built 2015 rancher offers 1,760 sq. ft. of efficient, slab-on-grade living on a private, low-maintenance acreage. This 3-bedroom, 3-full-bathroom home features a convenient circular driveway, fire pit, and the peace of mind that comes with being connected to town water. Step through the 8-ft entryway door into a bright, open-concept layout framed by 9 to 10ft ceilings and durable, carpet-free flooring throughout. The kitchen is outfitted with quality Kitchen Kraft cabinets, a corner pantry, and an upgraded gas stove. In the living room, you have a wood-burning fireplace or enjoy a movie night with a projector screen that descends seamlessly from the ceiling, the projector stays with the home. For layout practicality, the primary suite features a walk-in closet, private ensuite, and direct deck access, while the third full bathroom sits right off the laundry area to act as a handy mudroom entrance. The home's mechanical setup is built for absolute comfort and energy efficiency, utilizing a 3-zone in-floor heating system, a forced-air furnace, an air-to-air exchanger, triple-pane windows, and an attic equipped with built-in lighting and R60 insulation. Outside, enjoy your exposed aggregate back deck. A functional older well remains hooked up to two yard hydrants for easy outdoor watering. Guests will appreciate the dedicated RV parking space complete with 50-amp power and sewer hookups. Rounding out this high-quality property is the massive 32ft by 28ft fully finished attached double garage, which houses the mechanical room and comes equipped with a floor drain and a humidistat fan, making it a clean, well-ventilated space for vehicles or a workshop. This property offers a rock-solid blend of quality construction, practical efficiency, and country peace without

giving up town conveniences.