



GRASSROOTS
REALTY GROUP

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13, 124026 Township Road 591 Road
Rural Woodlands County, Alberta

MLS # A2323955



\$772,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,619 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, RV Garage, Triple Garage Attached		
Lot Size:	7.57 Acres		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Meadow, Pasture, Private		

Heating:	Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Mound Septic, Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-59-12-W5
Exterior:	Stucco	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

If you've been looking for some space out west of Whitecourt, this Rolling Hills Estates property brings together acreage living and a highly functional setup. Inside, the kitchen was remodelled just a few years ago and centers around a functional island, black quartz countertops, and updated cabinets. The farm sink is perfectly placed beneath the window, giving you a clear view of the northern hills while you work. The primary bedroom is a standout space, positioned at the back of the house for added privacy. Patio doors open directly onto the back deck, stepping straight out to the hot tub. Daily living is kept easy with main floor laundry located right by the entrance to the attached three-car garage, which is fully finished and heated. Downstairs, the fully finished basement doesn't feel like a basement at all, thanks to large, bright windows that let in plenty of natural light. It features a cozy family room and excellent storage options. Outside, the seven-and-a-half-acre lot gives you room to breathe. For hobbies or projects, the 30' x 48' shop is fully heated, offering a comfortable workspace year-round alongside the attached garage. You get privacy, a completely updated layout, and all the shop space you could need, just a short drive west of town.