



**590039 Range Road 113A**  
**Rural Woodlands County, Alberta**

**MLS # A2324090**



**\$449,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,032 sq.ft.	<b>Age:</b>	1954 (72 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Double Garage Detached, Garage Door Opener, Gravel D		
<b>Lot Size:</b>	7.66 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Few Trees, Front Yard, Fruit Trees/Shr		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Concrete, Laminate, Linoleum	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	COUNTRY RESIDENTIAL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** 4 SHEDS, SHELVING IN GARAGE

"RENOVATED HOUSE ON 7.66 ACRES - 6 MINUTES FROM TOWN !!" Located only 6.7 km's from town on Bison Road, this gem of an acreage offers a 3 bedroom home with basement, a double heated garage, 7.66 acres, and the home has been upgraded with many improvements. The majority of the 7.66 acres is fully treed from the rear of the home to the back of the property, offering multiple quad and hiking trails and the privacy acreage living provides. The trails will lead you to an older rustic log cabin still remaining on the property. There is a large fenced in perennial garden in front of the home for those with the green thumb, and also self contained fenced area on the side and back of the home to keep in your pets and/or children. There is a large firepit area beside the running creek, also at the rear of the home. On the south side of the property is also a 24'x20' barn with loft for your horses should you decide to fence off that area. This cute bungalow has had numerous updates and improvements over the years including all newer windows on the main level, all new flooring on the main level, redone main bathroom on 2021, new shingles on the house in 2020, new downstairs bathroom installed in 2011, newer front and back doors, newer pressure tank and this home has tons of storage cute little built-ins. This home has a full length front and side deck amounting to almost 700 sq.ft of decking. This property definitely feels like home the moment you walk into it, and make sure you cross the creek and walk the trails to the cabin to fully appreciate what this property offers. All appliances and 4 sheds will be staying. ONLY 6.7 km's and 6 minutes from town !!!