



GRASSROOTS
REALTY GROUP

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26, 591026 Range Road 114
Rural Woodlands County, Alberta

MLS # A2324872



\$635,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,286 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Off Street, Quad or More Detached		
Lot Size:	12.13 Acres		
Lot Feat:	Front Yard, Garden, Lawn, Low Maintenance Landscape, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, Linoleum, Vinyl	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Full	LLD:	8-59-11-W5
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: animal watering bowl

Set up and ready to go. If you want a great home with a horse barn, a separate garage, and a location close to town, this one will top your list. Privately treed from the main road, this property features a fully finished home and a renovated main floor, making it feel better than new. The living space is bright and beautiful with an open floor plan. In the kitchen, you will find quartz countertops, an island, a corner pantry, upgraded appliances, and a door leading out to the new deck. For added convenience, the main floor laundry room is located just off the kitchen. Downstairs, the new basement offers plenty of space for a games area along with excellent storage. The home also features gorgeous new bathrooms throughout. Outside, you can relax in the included hot tub on the deck. The outdoor setup is ideal for hobbies and animals alike. There is a 30' x 24' detached garage, as well as a recently built 30' x 40' metal shop that stands as a clean shell ready for your finishing touches. Animal lovers will appreciate the 42' x 26' horse barn, designed to take great care of your animals with metal stalls, large gates, water, concrete flooring, and dedicated space for feed and bedding. All of this sits on over 12 acres of land with heavy trees and fencing already in place for animals. You get the country living and convenience, located just a few minutes east of Whitecourt in Westridge Estates with blacktop pavement running right to your driveway.