



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

590005 Range Road 110
Rural Woodlands County, Alberta

MLS # A2332262



\$625,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,500 sq.ft.	Age:	1991 (35 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	6.06 Acres		
Lot Feat:	Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, Lawn, Many Trees		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Private Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Storage		

Inclusions: Negotiable.

The ultimate horse and hobby acreage, located just a few minutes east of Whitecourt! Situated on 6.06 acres of fenced land complete with pens, a hayfield, an outdoor riding arena, and a 2000-built machine or hay shed, this property is fully equipped for rural living. The yard features a front turnaround with generous gravelled parking, plus a dedicated back driveway designed specifically for easy horse trailer transport and parking. Attached is a spacious 28' x 30' heated garage. Inside, this fully finished home offers 3,000 sq. ft. of living space across two levels (1,500 sq. ft. per level), blending clean lines with true country comfort. The main floor features tall ceilings and an airy open layout centered around a cozy fireplace in the living room, while the bright kitchen boasts a large island, walk-in pantry, dedicated coffee bar area, and two beverage fridges. Upstairs hosts 3 bedrooms, 3 baths, a full laundry room, and a spacious primary suite with a walk-in closet and a renovated ensuite with heated floors. The lower level offers a large family room kept warm by a gas stove, alongside two extra-spacious bedrooms and another full bath. Outside, step onto the large back deck to enjoy sunrise under the pergola while watching your horses graze, or relax on the covered front entry to watch the sunset over open fields. Nestled among mature natural trees and four producing apple trees with only one neighbour nearby, you'll love the wide-open views and room to breathe!