



GRASSROOTS
REALTY GROUP

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573042 Range Road 102
Rural Woodlands County, Alberta

MLS # A2332367



\$425,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,520 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	79.50 Acres		
Lot Feat:	Back Lane, Cleared, Farm, Front Yard, Fruit Trees/Shrub(s), Garden, Gentle S		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Linoleum	Sewer:	Open Discharge, Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	22-57-10-W5
Exterior:	Vinyl Siding	Zoning:	Ag
Foundation:	Piling(s)	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

Inclusions: window coverings, water system (jet pump)

Set on 80 private acres out of subdivision, this property offers true country living surrounded by farmland, complete with a fenced pasture and a dugout. The home sits among mature gardens and fruit trees, supported by a private well water system. Inside the 1,520-square-foot, three-bedroom, two-bathroom manufactured home, you will find a clean, well-cared-for layout with no carpet throughout. A covered front deck with wheelchair-accessible ramps leads into a practical porch entrance with closet storage and a separate laundry room. The open kitchen features an island with bar seating, black appliances, plenty of counter space, a pantry, and a westerly-facing sink with views of the land. Next to the kitchen, the dining area easily accommodates a large table, while the open living room features a window looking straight down the driveway. Connected to the rest of the layout, the primary bedroom includes a walk-in closet and a four-piece ensuite. On the opposite side, two additional bedrooms share another full four-piece bath. Outside infrastructure includes a separate sea can, housing the water pressure system with an optional cistern setup. Quick possession is available. Located at the edge of Woodlands County.