



GRASSROOTS
REALTY GROUP

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8 131074 Twp Rd 590
Rural Woodlands County, Alberta

MLS # A2333486



\$399,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,518 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	5.04 Acres		
Lot Feat:	Back Yard, Cleared, Garden, Landscaped, Lawn, Level, Low Maintenance La		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Country Residential
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, Laminate Counters, Tankless Hot Water, Vinyl Windows		

Inclusions: None

Escape to the peace and privacy of country living with this spacious 4-bedroom modular home situated on 5.04 private acres. Designed with comfort and functionality in mind, this home offers an inviting open-concept layout highlighted by a cozy gas fireplace, creating the perfect gathering space for family and friends. The spacious primary bedroom features a 4-piece ensuite, while a second 4-piece bathroom provides convenience for family and guests. With four well-sized bedrooms, there's plenty of room for a growing family, home office, or hobby space. This property is serviced by a well and features a brand-new water filtration system, providing peace of mind and excellent water quality for years to come. Step outside and enjoy your own private oasis. The beautifully treed 5.04-acre property offers room to roam, relax, and explore, while the established garden area is perfect for those with a green thumb or anyone dreaming of growing their own fresh produce. Whether you're enjoying quiet evenings around the yard or taking in the peaceful surroundings, this property offers the best of rural living with endless possibilities. If you've been searching for space, privacy, and the opportunity to enjoy country life, this acreage is one you won't want to miss!