



GRASSROOTS
REALTY GROUP

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593038 HWY 32 Highway
Rural Woodlands County, Alberta

MLS # A2336407



\$579,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,092 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	1
Garage:	None, Outside		
Lot Size:	63.70 Acres		
Lot Feat:	Pasture, Private, Secluded		

Heating:	Forced Air	Water:	Well
Floors:	Laminate	Sewer:	Pump
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space	LLD:	24-59-13-W5
Exterior:	Vinyl Siding	Zoning:	Country Residential
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Shed's, windbreak, chicken coop

63.7 acres, a nearly, new home and a property already set up for your horses. This is country living without the project list! Built in 2024, this bright and welcoming 1,092 sq. ft. 2-bedroom home has been thoughtfully designed to make the most of its beautiful rural setting. Vaulted ceilings, an abundance of windows and natural light create an airy open-concept living space, while doors lead out to the covered front deck, the perfect spot to slow down and enjoy the view. The crisp white kitchen offers plenty of cabinetry and counter space, along with a large island with seating, and flows seamlessly into the living area. Two comfortable bedrooms and a surprisingly spacious 4-piece bathroom complete the practical, easy-to-maintain layout. Outside, the property is just as impressive. 63.7 acres offer a great mix of usable land and privacy, with approximately 45 acres cleared for hay. Horse owners will appreciate the large pasture, beautiful wood-fenced corral and heated watering bowl, with a storage shed plus a pump house offering additional storage. The homesite itself is beautifully established with a manicured lawn surrounded by mature trees and wide-open country views. And the location is a fun bonus for the equestrian crowd — Westward Hall and Ag Centre is directly across the road, home to local rodeos and gymkhana events. This acreage offers the peaceful country setting you're looking for. Whether you're dreaming of horses at home, putting up your own hay, or simply wanting space to breathe, this one gives you 63.7 acres and a beautiful 2024-built home without having to start from scratch.