



GRASSROOTS
REALTY GROUP

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115017 Twp Rd 600A
Rural Woodlands County, Alberta

MLS # A2336527



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,206 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	5.07 Acres		
Lot Feat:	Back Yard, Cleared, Close to Clubhouse, Few Trees, Front Yard, Gentle Slope		

Heating:	Forced Air	Water:	Cistern
Floors:	Carpet, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	Country Residential
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Vinyl Windows		

Inclusions: None

Discover the perfect balance of comfort, space, and country living with this beautifully maintained 2015-built bungalow, ideally situated on 5.07 acres and less than 2 km from town. Offering the privacy and freedom of acreage living with the convenience of nearby amenities, this property is truly a rare find. Inside, you'll find a thoughtfully designed layout featuring four bedrooms, including a spacious primary suite with a luxurious 5-piece ensuite, along with an additional 4-piece bathroom and 3-piece bathroom. The inviting living space is highlighted by a gas fireplace, creating a warm and welcoming atmosphere for relaxing or entertaining. Step outside onto the large deck, the perfect spot to enjoy your morning coffee, host summer gatherings, or simply take in the peaceful surroundings of your own acreage. Additional features include an ICF crawl space, central air conditioning, and an oversized heated attached double garage offering exceptional space for vehicles, storage, and recreational equipment. With 5.07 acres of room to roam, a modern bungalow, and an unbeatable location just minutes from town, this property offers the lifestyle so many buyers are looking for—private, peaceful acreage living without sacrificing convenience.