



GRASSROOTS
REALTY GROUP

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114055 Township 592B
Rural Woodlands County, Alberta

MLS # A2337115



\$899,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,809 sq.ft.	Age:	1977 (49 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	29.44 Acres		
Lot Feat:	Irregular Lot, Landscaped, Treed		

Heating:	Forced Air
Floors:	Ceramic Tile, Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Other
Foundation:	Poured Concrete
Features:	Breakfast Bar, Built-in Features, Granite Counters

Water:	Well
Sewer:	Septic Field, Septic Tank
Condo Fee:	-
LLD:	17-59-11-W5
Zoning:	CR
Utilities:	-

Inclusions: wall ovens, built in microwave, fridge in basement, shed

Tucked into 29.44 acres of beautiful mature trees on Deerfoot Road, just minutes from Whitecourt, this acreage offers the privacy and space of country living without feeling far from town. The stunning two-storey home features over 2,800 sq. ft. above grade and was taken down to the studs and completely renovated in 2019–2020, with extensive exterior upgrades completed since. Inside, the main floor is filled with natural light thanks to an incredible array of windows overlooking the surrounding trees. At the heart of the home is a true chef's kitchen, complete with a 6-burner gas range, double ovens, pot filler, built-in microwave, coffee bar with its own pot filler, and an impressive 10' x 4' quartz island. Thoughtful details continue throughout, including a hidden broom closet tucked behind the shelving beside the fridge and a large wall in pantry that is setup to house an additional fridge and freezer. Upstairs, you'll find two bedrooms with a charming connecting door between their closets that the kids will love, along with a beautiful main bathroom featuring a 5ft soaker tub and black tiled shower. The primary bedroom and ensuite is a retreat of its own, with a built-in closet system and dreamy ensuite featuring a 6x4 tiled shower and 6ft soaker tub. The walkout basement is partially finished with an additional bedroom, dry bar and beautiful views of the outdoors. Step outside to the pergola and take in the peace and privacy of nearly 30 acres around you. With brand new Louisiana Pacific siding, triple-pane windows, updated eaves, 2023 shingles, a new septic tank and upgraded septic field completed in 2022, so much of the work has already been done. A truly special acreage where the home is every bit as impressive as the setting.

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