



GRASSROOTS
REALTY GROUP

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594017A Range Road 125
Rural Woodlands County, Alberta

MLS # A2338235



\$849,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,828 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	24.72 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public, See Remarks, Well
Floors:	Hardwood	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	12-59-12-W5
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: N/A

Situated on over 24 private, tree lined acres south of the Whitecourt Airport with paved road access straight to your driveway, this dual residence property is connected to municipal town water and features an extra long driveway flanked by new black fencing with room for animal pens, a peaceful back pond, and a brand new communications tower scheduled for installation in the southeast corner in 2027 that will bring over \$200,000 in income over 20 years without compromising privacy. The main 1,828 sqft bungalow opens into a spacious layout highlighted by fresh paint, updated lighting, large south facing windows, a massive kitchen with abundant storage, an open dining area, and a cozy living room with a wood fireplace. The main level includes two bedrooms, main floor laundry, a back entrance with double doors leading to a covered side deck, and three washrooms, which include the primary suite's large ensuite featuring a vanity counter and tub. The full walk up basement offers direct outside access starting with an entry sink for washing up after working in the garden, a two piece washroom, two massive bedrooms, a three piece washroom with a shower, a cold room, a craft room, and flexible space with temporary walls. Across the yard, the second legal residence is a 2017 Triple M modular home measuring 20'x76' set on screw pilings, offering three bedrooms, two full bathrooms, a large kitchen, a dedicated laundry room, and its own side deck. The property is completed by a 24 by 28 foot barn or stable, a 48 by 32 foot cold covered equipment storage building, a 24 by 28 foot guest house or studio, and a 12 by 24 foot shed with a roll up door, all featuring updated tin roofs.