



GRASSROOTS
REALTY GROUP

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lot 2 590075 Range Road 112
Rural Woodlands County, Alberta

MLS # A2338351



\$619,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	2,415 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	4.57 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Treed, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	Septic Field
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	2-59-11-W5
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: REFRIGERATOR, STOVE, RANGE HOOD, DISHWASHER, WASHER/DRYER, WINDOW COVERINGS, GARAGE REMOTES, AC UNIT, CENTRAL VAC AND ATTACHMENTS

Acreage Living Just Minutes from Town! Welcome to this impressive 4.57-acre acreage offering breathtaking views, incredible space, and the perfect blend of country living and convenience! Located just minutes from town with minimal gravel road travel to the property, this massive 5-bedroom, 3-bathroom home offers plenty of room for the whole family, vehicles, toys, and hobbies. Step inside and you'll immediately appreciate the spacious layout and abundance of natural light. The main floor features a beautiful open-concept living room, kitchen, and dining area, creating the ideal space for family gatherings and entertaining. The living room showcases a stunning accent wall with mantle with an electric fireplace, while the kitchen offers loads of dark cabinetry and durable epoxy countertops. The massive primary bedroom is a true retreat. The spacious ensuite features a stand-up shower, relaxing soaker tub, and walk-in closet. A second living room/bonus room provides even more flexible living space and also offers access to the deck. Two additional bedrooms and a 4-piece bathroom complete the main floor. Downstairs, the walk-out basement is anything but ordinary. Higher ceilings and large windows create a bright, airy feel, with two generous bedrooms and a spacious 3-piece bathroom. The utility/storage room offers an abundance of storage space, while an additional room with its own separate entrance provides excellent potential for a 6th bedroom, home office, guest space, or suite development. A convenient mudroom leads to the double heated garage, offering plenty of room for vehicles and recreational toys. Outside, the property continues to impress with an additional heated workshop, new stamped-concrete patio and walkways, and a retaining wall. Numerous updates provide added peace of mind, including newer A/C, boiler, and PEX

plumbing. With 4.57 acres, amazing views, incredible living space, a heated workshop, double heated garage, walk-out basement, and close proximity to town, this is a fantastic opportunity to enjoy the space and privacy of acreage living without sacrificing convenience. Bring the family, the toys, and your vision—this property has room for it all!