



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

590055A Range Road 110
Rural Woodlands County, Alberta

MLS # A2339880



\$349,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,568 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Converted Garage, Double Garage Detached, Off Street		
Lot Size:	8.85 Acres		
Lot Feat:	Back Yard, Farm, Fruit Trees/Shrub(s), Garden, Lawn, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Carpet, Linoleum	Sewer:	Private Sewer, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	6-59-10-W5
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan		

Inclusions: N/A

Situated high on Range Road 110 with scenic views to the east and peaceful crown land stretching across the road to the west, this private property offers a quiet rural atmosphere with exceptional practical potential. The main residence is a 28'x56' doublewide mobile home built in 1987, set securely on wooden blocks and featuring a large covered deck for outside relaxation. The roof shingles were completely replaced in 2023, and water is supplied by a 300 gallon cistern. Inside, the practical layout includes three comfortable bedrooms, a bright living room, a cozy den, and a large kitchen with a dedicated breakfast area and three bathrooms. A four piece bath is situated between the bedrooms at the far end, a four-piece ensuite with a stand-up shower and separate tub, and a two piece bathroom near the entryway that is currently undergoing renovations and holds only a sink. History adds character to the land, which includes an original homestead structure as well as a complete suite of outbuildings to suit various storage and work needs. These facilities feature a 20'x28' garage, a massive 20'x60' pole shelter, and a sturdy 47'x30' tin shop with a dirt floor. Adding further flexibility, an old mobile home was recently removed from a spot just north of the garage, leaving the existing gas and sewer utility hookups in place. Offered with all these features in mind, the entire property is priced accordingly and set to move quickly.