



**GRASSROOTS**  
REALTY GROUP

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**Lot 24, 120053 Township Road 584**  
**Rural Woodlands County, Alberta**

**MLS # A2341005**



**\$525,000**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                       |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence                                  |               |                   |
| <b>Size:</b>     | 1,968 sq.ft.                                                               | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 5                                                                          | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached, Gravel Driveway                                    |               |                   |
| <b>Lot Size:</b> | 7.31 Acres                                                                 |               |                   |
| <b>Lot Feat:</b> | Brush, Cul-De-Sac, Dog Run Fenced In, Fruit Trees/Shrub(s), Gentle Sloping |               |                   |

|                    |                                                                                        |                   |                             |
|--------------------|----------------------------------------------------------------------------------------|-------------------|-----------------------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                  | <b>Water:</b>     | Well                        |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Laminate                                                       | <b>Sewer:</b>     | Open Discharge, Septic Tank |
| <b>Roof:</b>       | Cedar Shake                                                                            | <b>Condo Fee:</b> | -                           |
| <b>Basement:</b>   | Full                                                                                   | <b>LLD:</b>       | -                           |
| <b>Exterior:</b>   | Log                                                                                    | <b>Zoning:</b>    | CR                          |
| <b>Foundation:</b> | Poured Concrete                                                                        | <b>Utilities:</b> | -                           |
| <b>Features:</b>   | Beamed Ceilings, Built-in Features, High Ceilings, Soaking Tub, Storage, Vinyl Windows |                   |                             |

**Inclusions:** none

This remarkable log home offers a country lifestyle that's anything but ordinary. Tucked among the trees on more than 7.3 private acres, this 1 $\frac{1}{2}$ -storey home offers 5 bedrooms, 3 bathrooms, nearly 2,000 sq. ft. above grade, plus a spacious walkout basement. From the warm log construction and exposed wood beams to the multiple decks and peaceful surroundings, this is a property designed to be enjoyed inside and out. Step through the spacious entry and you'll immediately appreciate the character of the home. Hardwood floors and rich natural wood create a warm, inviting atmosphere, while a traditional brick wood-burning fireplace anchors the living room. Just beyond, the sunroom features interchangeable glass and screen panels, creating a wonderful spot to enjoy the changing seasons. The functional kitchen features maple cabinetry, stainless steel appliances and a unique indoor gas BBQ with rotisserie. The adjoining dining area is bright and welcoming with convenient access outdoors. Two bedrooms and a full 4-piece bathroom complete the main level. A beautiful circular staircase leads upstairs to two generously sized bedrooms, each opening onto its own private deck reinforced with steel framing. A 3-piece bathroom serves the upper level. Downstairs, the walkout basement adds an impressive amount of living space. A large family room features a second wood-burning fireplace and patio doors leading directly to the lower deck. The spacious primary suite is also located on this level and includes a walk-in closet and oversized 4-piece ensuite with a relaxing soaker tub. The property has been carefully maintained, with numerous recent improvements including front weeping tile completed in June 2025, chimney cleaning in May 2025, gas-line inspection in July 2025, septic cleaning in August 2025, new exterior light fixtures, new flooring in the boot room,

updated rock siding and parging, new windows in the primary and one main-floor bedroom, fresh stain on two sides of the home, and a newer deck supported by concrete blocks. The dishwasher was replaced in 2023. Features include two furnaces, a water softener, 5G/Starlink internet capability and plenty of storage. The 32' x 22' heated garage includes a usable loft, and two additional storage sheds provide even more space for equipment and seasonal items. And then there are the 7+ acres. Explore your own biking trails, enjoy the 2+ acre dog run, make use of the chicken compound, or simply appreciate the privacy of being surrounded by mature trees. You will also find dual well access, and gas has been prepaid to the property. Rail fencing, rails and cattle gates are negotiable. Two C-Cans are excluded from the sale. This is a property with personality. Whether you're dreaming of raising a family with room to roam, pursuing hobby-farm interests, or simply escaping to your own private piece of Alberta, this distinctive acreage offers space, versatility and the timeless warmth that only a true log home can provide.