



GRASSROOTS
REALTY GROUP

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7, 585032 Range Road 112
Rural Woodlands County, Alberta

MLS # A2341792



\$399,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,736 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	9.59 Acres		
Lot Feat:	Back Yard		

Heating:	Fireplace(s), Forced Air	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Open Discharge, Other
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	CR
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Low Flow Plumbing Fixtures		

Inclusions: N/A

Located on Robison Road, just east of Whitecourt, this 9.59-acre property features a 27' x 34' insulated shop with good concrete flooring, attached directly to a renovated 3-bedroom mobile home. The interior layout is completely carpet-free. The kitchen is positioned at the front of the home, configured with a large workspace and extra cabinet storage. A wood stove sits off the kitchen near two of the bedrooms. The floor plan transitions into a large central dining room and has a living room situated toward the back. The primary bedroom has the best privacy at the back. Outside, the land is fully fenced for large animals and includes a chicken coop out back. The yard provides ample parking space for multiple vehicles, trailers, or equipment.