



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

102061 Township Road 582
Rural Woodlands County, Alberta

MLS # A2346279



\$665,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,857 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, RV Garage		
Lot Size:	38.62 Acres		
Lot Feat:	Back Yard, Farm		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	Open Discharge, Private Sewer, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-58-10-W5
Exterior:	Mixed	Zoning:	Agricultural
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry		

Inclusions: window coverings

Situated on 38 private, wooded acres, this property is fully equipped for a self-sustained hobby farm with cross-fencing, animal shelters, two heated watering bowls, raised-bed vegetable gardens, fruit trees, and a chicken coop. Practical outbuildings include an attached 20' x 20' heated double garage and a newer 42' x 40' shop with an all-tin interior, wood boiler power, roughed-in floor heat, and two large entry doors (14' x 22' and 14' x 12') for easy equipment access. The classic 1,800 sq. ft. 1.5-storey home features hardwood floors and natural wood details throughout its 4-bedroom, 4-bathroom layout. On the main level, a grand living room with a gas fireplace and tall windows framed by trees sits adjacent to a designated dining space, a breakfast nook, a 2-piece guest bath, and a kitchen equipped with an island cooktop, built-in wall ovens, a beverage sink, a pantry, and a wall of windows overlooking the yard. Upstairs offers a reading nook, a 4-piece bath, and three bedrooms, including a primary suite with a corner tub, extensive counter space, and a private covered balcony. The bright walkout basement extends the living space with a family room, a second gas fireplace, a large fourth bedroom, a 3-piece bath, decks on every level, and an open laundry area with room to expand. Altogether, it provides a well-organized blend of practical infrastructure, space for livestock, and comfortable everyday living.