



GRASSROOTS
REALTY GROUP

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**Pt. of SW-2376-6-W6 677 Highway
Woking, Alberta**

MLS # A2346347

\$520,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,803 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Attached Carport		
Lot Size:	11.00 Acres		
Lot Feat:	No Neighbours Behind, Private		

Heating:	Forced Air, Propane	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Siding	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-
Features:	See Remarks		

Inclusions: Chicken coop

Country living with room to breathe! Set on 11 acres in Woking, this newly renovated 1 and a 1/2storey home offers the updates, space, flexibility and rural lifestyle you've been looking for! Approximately 45 minutes from Grande Prairie. Built in 2001, the home features 3 bedrooms, 2 bathrooms and a bright, welcoming layout, plus a fantastic 23' x 14' heated sunroom added in 2020—perfect for year-round entertaining, morning coffee or simply enjoying the peaceful country setting. Durable metal roofing and siding offer low-maintenance exterior living, while the attached carport adds everyday convenience. Outside, you'll find a dugout, a chicken coop and plenty of open space to make the property your own. The 11 acres are not currently fenced, but with agricultural zoning, there's excellent potential for horses, livestock, gardens or your future hobby-farm setup. Even better, the property is serviced by County public water—a major perk for rural living. Located near the quiet hamlet of Woking with access to local community amenities and an easy drive to Spirit River (20 min) which has shopping, schools, healthcare and services; also only 45 min to Grande Prairie. Freshly renovated, move-in ready and offering the freedom of acreage living without giving up convenient access to town—bring the horses, chickens and acreage dreams!