



GRASSROOTS
REALTY GROUP

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53, 115011 Township Road 583
Rural Woodlands County, Alberta

MLS # A2347783



\$679,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,131 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	8.03 Acres		
Lot Feat:	Few Trees, Lawn		

Heating:	Forced Air	Water:	Well
Floors:	Laminate	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Laminate Counters		

Inclusions: tack shelter, shed, dog fencing,

THIS is what acreage living is supposed to feel like! Set on 8.03 stunning acres, this 2019-built home sits beautifully on the hill, overlooking your own property with incredible views in every direction. Set up for horses and surrounded by recreational opportunities, this is a property designed to enjoy the outdoors just as much as the home itself. Inside, soaring ceilings, a warm and inviting kitchen with massive island, and a beautiful open floorplan make the most of the scenery, while quality construction includes 2x8 walls and triple pane windows. Two bedrooms on the main floor are thoughtfully separated by the bathroom, while upstairs, the loft takes full advantage of those incredible views and leads to a spacious primary retreat complete with a spa-like ensuite and walk-in closet. Outside, the wraparound deck gives you the perfect place to sit back and take it all in from above. The basement offers tall ceilings and plenty of room to make it your own, with the laundry room already framed and plumbing in place for an additional bathroom. And then there's the 40' x 30' shop, built in 2023. Completely finished and heated with 12' ceilings, three 10' doors, 8' concrete floors, R60 insulation, a 30-amp RV plug and plumbing for 220, it's an incredible addition to an already impressive property. For the horses, the acreage is fenced and cross-fenced, with a secondary road providing convenient access to the horse area. A brand-new tack shed and horse shelter are included, along with the fenced dog run. Wander into the trees and you'll find a built-in firepit, and there's even a pond to complete the setting. 8 usable acres, incredible views, a beautiful home, an exceptional shop and a property already set up for your horses, this is more than an acreage, it's the lifestyle you've been looking for.

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