

**lot 2 , 123017 Township Road 591
Rural Woodlands County, Alberta**

MLS # A2226216



\$624,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,108 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Asphalt, Driveway, RV Access/Parking, Triple Garage Attached		
Lot Size:	5.24 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, See Remarks	LLD:	4-59-12-W5
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	ICF Block, Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	French Door, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 30'X40'TARP SHED, CENTRAL AIR CONDITIONER

"THIS IS IT !!" This magnificent acreage is close to Whitecourt and is move-in ready !! These original owners have meticulously developed and maintained this acreage and pride of ownership is evident. Built in 2007, this home offers 2100 plus sq.ft. , and has 4 bedrooms on the second level , with the large primary bedroom having a walk-in closet and 3-piece ensuite. Second level also has another full 4-piece bathroom. Main level offers a huge stunning kitchen with plenty of cabinets, large living room, 2-piece powder room, large laundry room, large office/computer room and large formal dining room. There is also an attached heated triple garage . This home has a true wraparound deck with newer maintenance-free railings. These grounds and landscaping are truly impressive offering plum and apple trees, beautiful lilacs and spruce trees and a tree-lined driveway when pulling up to this property. There is a 30'x40' tarp shed and 2 sheds that are staying, there's a nice firepit area , there is asphalt in front of the garage and beside the house , plenty of RV parking space and the perimeter of this property is fenced. The views are amazing from this home which is less than 15 minute from town. Every tree on this 5.24 acre parcel was planted by these original owners and this package will surely impress all . All appliances are staying and are all 3years old or newer (except microwave).