

**26, 102062 Township Road 594  
Rural Woodlands County, Alberta**

**MLS # A2278438**



**\$250,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,626 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Gravel Driveway, Off Street		
<b>Lot Size:</b>	4.03 Acres		
<b>Lot Feat:</b>	Brush		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Private, Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Private Sewer, Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CR
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Opportunity to own 4.03 acres of land with a 1998 modular home on pilings. The property is accessed via a long, curved driveway, which provides privacy from the main road. The land features multiple outbuildings and older corrals, which were previously used for horses. The home requires work both inside and out, as recent renovations were halted. Specifically needing siding, decks, and landscaping on the exterior. The interior layout is an open-concept kitchen, dining, and living room area with 3 bedrooms and 2 potential full bathrooms once renovations are finished. Leftover building materials can stay with the property. Gas fireplace located in the living room for an additional heat source, too! There is a private drilled well and septic field. Taxes for 2025 are \$1,882. This property is priced to sell based on the known work required and offers a chance to build sweat equity.