



**GRASSROOTS**  
REALTY GROUP

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**124062 Township Road 593A**  
**Rural Woodlands County, Alberta**

**MLS # A2221018**



**\$539,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,568 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	4.99 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, Garden, Gentrification		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	20-59-12-W5
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to your dream acreage in the sought-after Eagle Ridge Subdivision, just minutes from town with pavement right to the driveway! This stunning 5-bedroom, 3-bathroom home offers 1,568 sq ft of thoughtfully designed living space and is nestled on a picturesque lot that backs onto a tranquil green zone with a creek running through. Step inside to a spacious, light-filled living room with high ceilings and views of the beautifully landscaped front yard. The open-concept main floor leads to a large rear deck—perfect for entertaining or relaxing while enjoying the peaceful surroundings. The kitchen is bright and functional, and the main-floor primary suite features a private sitting area and a luxurious 4-piece ensuite with a soaker tub and stand-up shower. The fully finished walkout basement boasts in-floor heating, a second kitchen, two additional bedrooms, a bathroom with a large spa like shower, and large living space—ideal for guests, extended family. Outside, enjoy everything country living has to offer with a circular driveway, RV parking, fire pit area, and two storage sheds. The heated 28' x 30' garage provides plenty of room for vehicles, tools, and toys. This is a rare opportunity to own a peaceful slice of nature without sacrificing convenience. Whether you're hosting family gatherings or enjoying a quiet evening by the gorgeous fire pit, this property has it all.