



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2226216**



**\$639,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, See Remarks	<b>LLD:</b>	4-59-12-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	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).