



GRASSROOTS
REALTY GROUP

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16, 592056 Range Road 121
Rural Woodlands County, Alberta

MLS # A2238228



\$649,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,233 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	7.96 Acres		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home		

Inclusions: N/A

Location and View ! This complete renovation home located 5 km from town on Tower Road is a must see! Move in ready available for immediate possession. This 2006 home has undergone a total renovation and is ready for the new owners . This A Frame walk out bungalow has a lot to offer the minute you walk in the front door ...the view will take your breath away! Unobstructed view of town . main floor features an open floorplan kitchen,dining and living room all share the view. The living room features a beautiful rock faced fireplace for those cozy evenings . The island kitchen has ample cabinetry and an attached butler pantry with main floor laundry . All new stainless appliances will be arriving soon. Off the kitchen is a entry to a large deck perfect for watching the view, lightning storms ,bbqs and more .Just off the front door there is an office for those who enjoy at home working .Also a 2 pce bath on main level . The primary bedroom on the main features a beautiful ensuite bath with a walk in closet as well. Downstairs there are 2 more bedrooms,a 4 pce spa like bathroom , utility room and an area perfect for a bar-kitchen . This level features a walkout entry to a lower deck that would be great for a cozy hot tub. There is a detached 28x28 garage that has been insulated and poly . Gas has been run to garage for a future heater option. Noticeably the over abundance of electrical outlets makes for a workbench ease of use . The exterior has been newly landscaped , there is a beautiful firepit area and lots of parking. Water ...wow ! this well produces 60GPM!! of beautiful water . Where to start with the work done in the past months.... new shingles , new flooring, new plumbing and light fixtures,new paint inside and out, new front outside entry, massive landscaping done,garage completion, new stainless appliance package on way . All work was professionally done by local trades

. This acreage is a true beauty and is a must to see if your looking for a move in ready home with no work to do .