



GRASSROOTS
REALTY GROUP

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41, 130018 594 Township Road
Rural Woodlands County, Alberta

MLS # A2243320



\$749,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,529 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Gravel Driveway, Heated Garage,		
Lot Size:	6.50 Acres		
Lot Feat:	Garden, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	25-59-13-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CRB
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, Jetted Tub, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Shed, Chicken Coop		

Attention Truckers! A perfect home for your Big Mack! How many times have I heard, I'd like to be able to bring my equipment at home! This Country Residential Business property allows you to do just that. The 60x85 (5100 sq ft) heated shop has 3 drive-thru bays, 6- 18 foot electric doors, water, metal roof and siding. This acreage set up beautifully landscaped fenced for horses, garden area, large rear deck and hot tub. This beautiful 2009 Triple M 20 has lots to offer, an open floor plan, spacious kitchen and dining area, beautiful dark chocolate cabinets, large pantry, garden doors, central vacuum, central air conditioning, gas fireplace, lots of extra built-in cabinets. all newer stainless steel appliances (except stove). There are 4 bedrooms one of which would make a great office as it has floor to ceiling built in. The master bedroom is spacious, features a bay window and a 5 piece ensuite corner jetted tub, separate shower and new tiling. The 26x30 heated garage is close to the house and has a metal roof. This property has close access to Hwy 32 or if you prefer to play quick access to Crown land. Don't miss this one!