



**GRASSROOTS**  
REALTY GROUP

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**593081B Highway 32**  
**Rural Woodlands County, Alberta**

**MLS # A2246676**



**\$425,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,237 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	10.18 Acres		
<b>Lot Feat:</b>	Few Trees, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	AG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** pole shed, all sheds on property, horse stable

**LOCATION!** Discover this 3-bedroom home set on 10.18 acres of beautiful land, featuring a bonus 7.22-acre titled parcel with the sale&mdash;perfect for multi-family setups, hay farming, or additional privacy. Located right next to Highway 32, enjoying paved access directly to your driveway, making it easy for big trucks and daily commuting. This acreage is fenced and suitable for horses offering multiple outbuildings including an old barn with stables, sheds to use to your desire, and 32x48 pole storage. Two water sources here, with an older well for watering bowls and all your outside needs, and a 2300 gallon cistern to the house. Recent upgrades include a new hot water, new pumps and pressure system (2024), tin roof installed around 2013, updated flooring and 4 pc bath, and fresh paint. The basement has some framing completed but otherwise open for your vision to come to life! There is an additional 41.11 acres that borders SW of the property that is not included but can also be available to purchase if you are looking for more land which can be subdivided in the future. This property offers a fantastic combination of rural tranquility and excellent accessibility with loads of potential! Whether you're looking for a family home, future hobby farm, or investment opportunity, this combined acreage has endless potential.