



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

7, 120053 Range Road 121
Rural Woodlands County, Alberta

MLS # A2252717



\$455,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,681 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	9.27 Acres		
Lot Feat:	Brush, Cul-De-Sac, Greenbelt, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	Well
Floors:	Laminate	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Country Residential
Foundation:	Piling(s)	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry		

Inclusions: dishwasher AS IS, OTR microwave AS IS, shed

Welcome to this stunning acreage at Whispering Hills, a perfect retreat for families seeking space, tranquility, and nature. Surrounded by a beautiful array of mature trees, this property offers plenty of opportunities for exploration and outdoor activities. While the home is open to the road, the lush woodland provides privacy and a sense of adventure right in your backyard. Built in 2018, this charming 1,680 sq ft modular home features four bedrooms, ideal for family living. You'll love the open-concept kitchen that seamlessly transitions to the pantry and laundry room—perfect for busy family life. The primary suite features a luxurious 5-piece ensuite and a large walk-in closet on one side, while the three additional bedrooms and a 4-piece bath add convenience and space on the other. The spacious 32x28 garage, has a 10-foot door, two exterior outlets, and 10 interior outlets—including a 220V plug—make it perfect for hobbies and projects. The reinforced ceiling is ideal for hunters wanting to bring game home. Set on 9.78 acres of pristine land, the property boasts a serene creek flowing through the landscape with a cleared pathway leading down to a peaceful picnic spot. The well, installed in 2018, is highly productive, averaging over 35 GPM, and the property includes a modern septic treatment system. Whether you're seeking outdoor recreation, peaceful surroundings, or a warm family home, this acreage offers the perfect blend of comfort for every buyer.