



GRASSROOTS
REALTY GROUP

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

8, 113040 Township Road 592
Rural Woodlands County, Alberta

MLS # A2267089



\$435,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,037 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	5.54 Acres		
Lot Feat:	Lawn, Native Plants		

Heating:	In Floor, Forced Air, Natural Gas
Floors:	Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island

Water:	Private, Well
Sewer:	Private Sewer, Septic Field
Condo Fee:	-
LLD:	-
Zoning:	CR
Utilities:	-

Inclusions: N/A

Welcome to this charming 4-bedroom home set on 5.5 private acres, offering space, comfort, and opportunity. This 1,037 sq. ft. home has a full walk-out basement, is full of character. The main floor features a bright updated front kitchen with an island and a cozy living room. Two full baths on the main floor. The primary bedroom opens to a large 28' x 14' deck to watch those sunsets and enjoy the privacy of country living. There is a main-floor laundry plus room to add a second on the lower level. Downstairs, the spacious family room provides plenty of room to relax or entertain, and with a walk-out basement and in-floor heat, there's excellent potential to create a basement suite or handy guest space. Enjoy forced-air heating on the main level for year-round comfort. Outside, you'll find everything you need, including an above-ground swimming pool, two sheds, a greenhouse, and a large tarp shed for storage or projects. Located east of Whitecourt, a short drive to your own acreage living.