



GRASSROOTS
REALTY GROUP

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Lot 1, 590059 Range Road 110
Rural Woodlands County, Alberta

MLS # A2273237



\$649,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,561 sq.ft. | Age: | 2018 (8 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Detached, Driveway, Heated Garage | | |
| Lot Size: | 6.97 Acres | | |
| Lot Feat: | Few Trees, Lawn, Private, Views | | |

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|--------------------|--|-------------------|---------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Tile, Vinyl | Sewer: | Septic System |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 6-59-10-W5 |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | Forestry |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | None | | |

Discover peaceful country living on this beautifully set-up acreage with almost 7 acres ~ an ideal place to raise a family. Outdoors, you'll find a 30' x 50' Quonset (1982) with a gravel floor providing ample storage, along with a 22' x 28' detached garage (1982). The home, built in 2018, offers 5 bedrooms, 3 bathrooms, and an inviting open-concept layout. The main living area features vaulted ceilings, warm neutral tones, and a spacious kitchen complete with a stunning oversized island, rich cabinetry, and a corner pantry. Just off the dining area, a large deck overlooks the trees and a stunning view of fields and skies - a perfect spot for BBQ season or simply relaxing and taking in the view. The primary bedroom is a true retreat with its generous walk-in closet and spa-inspired ensuite. This property is wonderfully private and serene, and it's already set up for horses with a horse waterer in place. Acreage living at its finest—private, peaceful, and ready for its next family.