



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

**MLS # A2273237**



**\$548,000**

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

**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.