



GRASSROOTS
REALTY GROUP

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590014 Range Road 113A
Rural Woodlands County, Alberta

MLS # A2277367



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,573 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	12.67 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, Native Plants,		

Heating:	Boiler	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Steam Room, Storage		

Inclusions: Christmas Tree, Tarp Shed, Storage Shed, Husqvarna ride on lawn mower

Welcome to this beautifully designed 1 $\frac{1}{2}$ -storey home offering space, comfort, and exceptional functionality. Featuring 5 bedrooms in total, the main floor includes 2 bedrooms, a dedicated office area, a convenient laundry room, and a well-appointed 2-piece bathroom. The large kitchen provides ample workspace and storage, flowing seamlessly into the dining room and spacious living room—both filled with tons of natural light. Cozy evenings are easy with a gas fireplace and an additional wood stove, adding warmth and character. The upper level offers two additional bedrooms, a full 4-piece bathroom, and a private primary retreat complete with a 3-piece ensuite featuring a luxurious steam shower. Enjoy peace of mind with a brand-new tankless high-velocity boiler system, and updated plumbing throughout. Ideally located close to town while still offering privacy, this property backs onto Crown land, creating a serene setting with no rear neighbors. A true standout is the oversized 3-car attached garage, fully equipped with built-in cabinets, a sink, its own furnace and hot water tank, plus a 3-piece bathroom—perfect for hobbyists, home businesses, or extra workspace. This home delivers the perfect balance of convenience, comfort, and seclusion.