



**124080 Township Road 593A
Rural Woodlands County, Alberta**

MLS # A2279888



\$589,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,026 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	4.99 Acres		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Lawn		

Heating: Boiler, In Floor, Forced Air, Natural Gas

Water: Public

Floors: Carpet, Concrete, Vinyl Plank

Sewer: Septic Field

Roof: Asphalt Shingle

Condo Fee: -

Basement: None

LLD: -

Exterior: Mixed

Zoning: Not Specified

Foundation: Slab

Utilities: -

Features: Ceiling Fan(s), Closet Organizers

Inclusions: N/A

Located just west of Whitecourt on Old Ferry Road with pavement right to your driveway, this well-maintained 2,026 sq. ft. slab-on-grade bungalow offers the perfect mix of country privacy and functional, one-level living. Built in 2007 on 4.99 acres with the rare perk of town water, the home features an open-concept main area with tall vaulted ceilings and a massive kitchen boasting 30 feet of counter space, a pantry, and a floating island. The layout includes three large bedrooms, highlighted by a primary suite with a large ensuite and walk-in closet, plus a dedicated laundry room leading to the double 22'x31' attached garage. Staying comfortable is easy with a 3-zone in-floor heating system, forced air for quick temperature control, and a corner gas fireplace in the living room. Outside, the durable Hardie Board exterior includes a private back deck and a front porch that houses a large included hot tub. more outbuildings also included. Complete with a handy 2-piece bathroom in the garage and close proximity to the McLeod River for fishing and tubing, this home is a solid, no-stairs option for anyone looking for space and ease of living.