



6, 592062 HWY 32  
Rural Woodlands County, Alberta

MLS # A2294982



**\$585,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,532 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	6.33 Acres		
<b>Lot Feat:</b>	Garden, Gazebo, Landscaped, Lawn, Many Trees		

**Heating:** Forced Air

**Water:** Private

**Floors:** Carpet, Ceramic Tile, Hardwood, Linoleum

**Sewer:** Septic System

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** Full

**LLD:** 13-59-13-W5

**Exterior:** Wood Frame

**Zoning:** CR

**Foundation:** Other

**Utilities:** -

**Features:** Bar, Laminate Counters, Vinyl Windows

**Inclusions:** N/A

Opportunity awaits with this spacious acreage located just minutes from town at 592062 off Highway 32 (Lot 6). Situated on a private, beautifully treed parcel, this 5-bedroom, 3-bathroom home offers plenty of room for a growing family or those looking to create their ideal country property. The main floor features hardwood flooring in the living room and bedrooms, a cozy wood-burning fireplace, and a functional layout with tile flooring in the dining area and main bathroom. The fully finished basement adds additional living space and flexibility. Outside, enjoy a peaceful setting with a tree-lined driveway, mature landscaping, pergolas, gazebos, and a private deck off the kitchen. The property also includes a double detached garage and an impressive 36' x 50' shop! perfect for storage, hobbies, or workspace needs. With its prime location close to town and excellent potential, this acreage is a great opportunity to add your own vision and value.