



**590072 Range Road 113A**  
**Rural Woodlands County, Alberta**

**MLS # A2299658**



**\$868,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	4,000 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	4.84 Acres		
<b>Lot Feat:</b>	Back Yard, Gazebo, Landscaped, Lawn, Private, Treed		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	4-59-11-W5
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Bookcases, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Pantry, Solar Tube(s), Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome to this executive, custom built bungalow slab on grade home sitting on almost 5 acres minutes from town. Entirely surrounded by trees providing plenty of privacy, this property could be your new sanctuary. Including all features you could possibly need: An oversized detached garage(30x40), a shop (25x32)with a wood fireplace, gazebo, concrete poured deck and concrete stamped pathway to your fire pit~ plus your very own chipping green in the backyard. This 5 bedroom, 3 bathroom home is equipped with brand new solar panel system, in floor heating, and stainless steel appliances. Plenty of solid oak, very well maintained cabinetry in the kitchen with in sink island, new concrete counter tops with epoxy finish and 2 pantries! Off the kitchen is the bright laundry room. Updated bathrooms with new tile flooring! Very fresh and modern. A very functional layout to this home. 4,000 sq ft. of living space ready for you to enjoy. We love the fireplace in the primary suite, and the massive ensuite where you can enjoy the walk-in shower with epoxy finish, plus 2 walk in closets, and corner jetted bathtub. Bask on summer nights on the back deck listening to the birds, enjoy the kitchen that provides tons of space to host your friends and family, or escape a winter evening relaxing by the fire in the living room. We welcome you to your new home, it's ready for you to make great memories in.