



LOT 37, 594046 RANGE ROAD 123B
Rural Woodlands County, Alberta

MLS # A2097385



\$485,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Rural Woodlands County | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 2,880 sq.ft. | Age: | 2008 (16 yrs old) |
| Beds: | 4 | Baths: | 1 full / 1 half |
| Garage: | Additional Parking, Concrete Driveway, Driveway, Other, Parking Pad, Paved, | | |
| Lot Size: | 5.46 Acres | | |
| Lot Feat: | Back Yard, Dog Run Fenced In, Front Yard, Lawn, Landscaped, Many Trees, | | |

| | | | |
|--------------------|--|-------------------|-----------------------------|
| Heating: | Natural Gas, Radiant | Water: | Public, Well |
| Floors: | Concrete, Laminate | Sewer: | Holding Tank, Septic System |
| Roof: | Metal | Condo Fee: | - |
| Basement: | None | LLD: | 28-59-12-W5 |
| Exterior: | Metal Siding | Zoning: | CR |
| Foundation: | None | Utilities: | - |
| Features: | Kitchen Island, No Smoking Home, See Remarks | | |

Inclusions: N/A

WOULD CONSIDER TRADE !!!!! "ACREAGE CLOSE TO TOWN- 4 BEDROOMS / 2 BATHROOMS, HEATED SHOP WITH LIVING QUARTERS - and second full set of services to build your dream home or bring in a modular!!". This 2008 built shop has a 18'x50' heated bay , a second bay currently being used as a family room, and this building offers 4 bedrooms, 2 bathrooms, full kitchen, laundry room, large master bedroom, exercise room, and tons of extra space for offices or storage. This 5.46 acre parcel is on town water , the land is treed and private, only a few minutes from town. There is a second full set of services from a former residence lost to fire, just waiting for a new home to be built or a modular home to be brought in. Perhaps live in the shop while the new home is being constructed. There is a 23'x12' deck off the kitchen and a 23'x12' fenced in dog run. This beautiful setting offers many privacy yielding trees and a circular driveway. Very close to town , opportunity knocking!!