



**593002A Range Road 121
Rural Woodlands County, Alberta**

MLS # A2119110

\$929,900



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	2,034 sq.ft.	Age:	1991 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking, Triple Garage D		
Lot Size:	38.55 Acres		
Lot Feat:	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Front Yard, Garden, Many Tr		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	23-59-12-W5
Exterior:	Log	Zoning:	CR
Foundation:	Piling(s)	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Skylight(s)		

Inclusions: n/a

Beautiful Canadian cedar log home overlooking Shrum lake is only 5 minutes from Whitecourt. It has 38.55 acres, 12 acres of which is made up by Shrum Lake. Spacious living area with open beam vaulted ceilings, nice big windows overlooking the lake. Fantastic patio with built in BBQ & fire pit surrounded by raised garden boxes. 4 shops / garages and a paint studio are additional out buildings with details as follows: The heated Paint studio is 14x20, garage # 1 is heated 24x26, garage # 2 has a dirt floor and a new roof and is also 24x26, shop #1 has 2 twelve foot overhead doors, heated and is 40x30, shop # 2 is heated and is 46x 30. The lake is spring fed and lines are located throughout to water the lawn, garden, and flowers. Boat dock at the lake front is an excellent spot to relax and sip a morning coffee! There is potential for subdivision or to be developed into a campsite. The home has has been maintained with some upgrades like a new roof/membrane in 2019, hot water on demand in 2021, sun room redone in 2017, and half the windows were replaced in 2021. This is a rare piece of property so close to town with pavement up to the driveway!