



**Lot 13 585084 Range Road 112
Rural Woodlands County, Alberta**

MLS # A2122833



\$439,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,560 sq.ft.	Age:	1996 (28 yrs old)
Beds:	5	Baths:	3
Garage:	RV Access/Parking		
Lot Size:	9.76 Acres		
Lot Feat:	Back Yard, Many Trees, Yard Lights, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	34-58-11-W5
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	CR
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	Jetted Tub, Kitchen Island, Open Floorplan, Storage, Suspended Ceiling, Walk-In Closet(s)		

Inclusions: na

Tucked away on a vast 9.76-acre plot, this incredible estate boasts an enchanting panorama that will leave you breathless. With the awe-inspiring Whitecourt Mountain as its backdrop, this property promises an unmatched opportunity to immerse yourself in jaw-dropping scenic views at every turn. Boasting 5 bedrooms and 3 bathrooms, this meticulously crafted home provides ample space for both relaxation and entertainment. Step inside to discover a seamless fusion of modern elegance and rustic charm. The original interior walls were thoughtfully removed and re-insulated, resulting in a rejuvenated living space that exudes warmth and sophistication. Constructed on a Walkout Insulated Concrete Form (ICF) foundation in 1996, this residence is engineered for durability and energy efficiency. Recent upgrades include a new furnace and ducting installed in 2020, new shingles in 2023, All new plumbing, 2 renovated bathrooms, windows, soffits, Eaves, and a state-of-the-art boiler system for in-floor heating, ensuring year-round comfort and cost savings. The main level welcomes you with an open floor plan, accentuated by expansive windows that frame breathtaking views of the surrounding landscape. A well-appointed kitchen that has yet to be updated but offers a seamless flow into the inviting living and dining areas, creating the perfect setting for gatherings with family and friends. Convenience meets functionality with main floor laundry facilities, offering added ease to your daily routine. Descend to the lower level, where a second laundry room awaits, along with additional living space and storage options. Outside, the enchanting grounds beckon you to explore and unwind. A flourishing garden area invites you to cultivate your own organic delights, while mature trees provide privacy and seclusion, creating your own personal sanctuary. Further enhancing the

property's appeal are recent enhancements, including new eavestroughs, soffits, and a hot water tank installed in 2023, ensuring peace of mind and worry-free living for years to come. Escape the hustle and bustle of city life and embrace the tranquility of country living in this idyllic retreat. With its unmatched blend of modern comforts and natural splendor, this home offers a rare opportunity to live in harmony with nature while enjoying the finest in luxury living. Don't miss your chance to make this slice of paradise your own.