



29, 593037 Range Road 122  
Rural Woodlands County, Alberta

MLS # A2127345



**\$894,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,742 sq.ft.	<b>Age:</b>	1992 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	38.83 Acres		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Yard Lights, Private,		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Private, Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Natural Gas Connected
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Storage, Vinyl Windows		

**Inclusions:** Negotiable.

This gorgeous property is on a private lake! 38.83 acres minutes from Whitecourt with water on Shrum Lake. This incredible property offers flexibility and privacy for its next family. Beautiful storey and a half is 2,706 SqFt with a walkout and unfinished basement. Bright floorplan overlooks the lake and land. Residence has seen many recent upgrades. On the exterior: shingles, gutters, fascia and downspouts all replaced in 2020. Triple pane windows in 2020. The entire home is wrapped with styrofoam under the new vinyl siding. Central air conditioning 2023. New front entry door stands 8' tall for a more grand entrance. Office space next to entry with North facing views of Shrum Lake. Solid wood cabinets in the kitchen with a sink in the corner, built in ovens, cooktop in the island plus a pantry. The solarium was completely rebuilt and designed with a 5 piece sliding glass wall to the exterior and solid walls. Balcony on top of the solarium off from the primary bedroom. Duradek was professionally installed. Extravagant ensuite features a skylight, jacuzzi tub, separate shower, water closet, walk in closet and additional closet space separated for greater organization. Main floor laundry can also access the attached garage, next to the sunken family room with your wood burning fireplace. True hardwood floors and ceramic tile on the main level. The basement is un-developed, holds great potential for your future plans. Roughed in for another full bathroom and a wet bar. Walls were gyproc finished with electrical outlets. Cold storage and a second walk up staircase to the garage. The basement, solarium and attached 25'x24' garage also have in-floor heat. 200 amp service on the property comes to the main residence first and out buildings. Up from the house is a separate 40'x60' in-floor heated shop with a second floor for storage. 14'x14' door and separate septic

from the main residence. 2pc bathroom and separate laundry units. Vehicle lift stays and offers 220 amperage. Poles concreted in for future overhead crane if you choose. There is a metal 24'x40' pole shelter for your dry storage. 30 amp plug, water and sewage dump all next to this structure. 24'x40' green house with its own separate well & pressure tank for irrigation inside and throughout the entire property for those amazing grass and gardens. On the water is a boat shed, new dock and deck. Whether it's the winter wonderland or the sunny summer, this remarkable property will leave you in awe!