



590029 Range Road 115
Rural Woodlands County, Alberta

MLS # A2133969



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,850 sq.ft.	Age:	1990 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	40.00 Acres		
Lot Feat:	Lawn, Garden, Landscaped, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	5-59-11-W5
Exterior:	Concrete	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan		

Inclusions: 2 Sheds

"40 ACRES, 1850 SQ.FT. CUSTOM BUILT BUNGALOW WITH WALKOUT BASEMENT AND 40'X70' HEATED SHOP!!" Located only 4 km from town up East Mountain road, this property is totally private and hidden from view. These original owners built this 1850 sq.ft. bungalow with walkout basement, added a 40'x70' heated shop with 3 - 14'6" doors with office, mezzanine and in-floor heat and this home also has an attached 25'x25' heated garage. This beautiful bungalow offers 4 bedrooms and 4 bathrooms, large octagon shaped main level living room with a wall of windows, skylight and wood burning fireplace. The kitchen is huge with plenty of cabinets and an eating nook as well as a formal dining room. There are 3 bathrooms on the main level and a 4th bathroom downstairs. The finished basement offers huge windows, large family room and an impressive walkout. This home offers tons of storage and has been perfectly maintained by these original owners. The 40 acres is heavily treed with the exception of a fenced approximately 11 acre section ready for your horses. This home has newer hardwood flooring, main floor triple pane windows 2015, newer boiler, and newer 30 year shingles. This picture perfect acreage has never been on the market before and must be seen to appreciate the value. The yard offers a large garden spot and tons of perennials to enjoy. Pride of ownership definitely evident!!!! All appliances are staying as well as the central vac system and garburator.