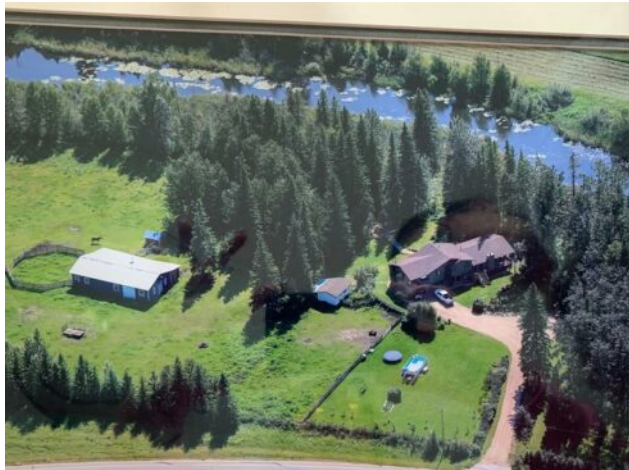




**123083 Township Road 593A  
Rural Woodlands County, Alberta**

**MLS # A2137346**



**\$679,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,190 sq.ft.	<b>Age:</b>	1988 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	16.77 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Lawn, Meadow, Other		

<b>Heating:</b>	Boiler, Forced Air, Natural Gas	<b>Water:</b>	Private, Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	21-59-12-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

Location and Land! This stunning 16.77 acre parcel is located close to town on pavement. Are you looking for a property that you can work from home? raise animals? create a retreat? This could be what you are looking for ! This beautiful 2100+ sq ft home features 5 bedrooms, 3 baths, huge kitchen with patio doors opening onto a large covered and enclosed deck overlooking the creek running along one side of the property. This creek leads to the river . We have a large living room with cozy fireplace , an additional family room with extra large windows . The whole home is open and bright, lots and lots of windows . The entrance to the heated 26 x 28 garage is a large entry and is also close to the laundry room . From the yard to the house to the laundry after a day of play . Tucked away in the lower level is a gorgeous hideaway theater room feature .... My personal favorite part of this home is the massive primary bedroom with a walkout to an huge enclosed with windows sunroom overlooking the side of the yard that could feature your horses and all your animals, gardens or whatever your heart desires . Another outstanding feature for the man of the house ....have a big truck? Logger , gravel hauler,welder , water truck ,mechanic?....there is a second access to the property off the pavement with no road bans ! Bring your truck home and utilize the 1800 sq foot accessory building . This property features numerous outbuildings, , fencing, pasture and so much more . This truly has to be seen to explore the numerous uses for this place. Ample parking for all your vehicles,guests , holiday trailers and horse haulers . Come and see for yourself !