



114012 Township Road 592B
Rural Woodlands County, Alberta

MLS # A2143893



\$525,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,111 sq.ft.	Age:	1989 (35 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated		
Lot Size:	12.47 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: none

Dream property backing backing onto crown land with your very own pond nestled in the back corner. Land has been cleared so you can view the pond and wildlife it attracts from the comfort of your home. Enjoy watching the ample wildlife strolling through your yard as you have breakfast with the floor to ceiling windows. More than double the size of surrounding acreages, there's ample grazing for your horses and other animals. This property has trails right out the back to satisfy all your quadding and horseback riding desires. Thanks the kids for hikes. Only 3 minutes from Whitecourt, so if you forget something it's no big deal to go back and pick something up. This home has an open concept, vaulted ceilings and lots of potential. It has main floor laundry, living room and wood fireplace, think of the crackling of wood and heat generated while it snows outside! Fully developed walk out basement with another wood burning fireplace, a fourth bedroom and a 3 piece bathroom. Heated double car attached garage to keep your vehicle out of the elements!