

# \$599,000 - 594006 Range Road 122, Rural Woodlands County

MLS® #A2193446

**\$599,000**

3 Bedroom, 4.00 Bathroom, 1,864 sqft  
Residential on 13.64 Acres

NONE, Rural Woodlands County, Alberta

This beautiful family home has a private, peaceful country setting on the McLeod River. A thoughtful floor plan on this one with the large kitchen being the heart of the home offering plenty of cabinetry, an island and beautiful stainless steel appliances with an open space for entertaining and family gatherings. You'll love the easy access to the gazebo covered deck and fenced back yard for your furry friends. The spacious primary bedroom has a spa like ensuite with tile shower! Upstairs you will find 2 more bedrooms and an updated bathroom as well as main floor laundry. The basement has a large family area, a beautiful tiled bathroom and shower plus 3 more rooms that with a larger window could be considered bedrooms. Lots of storage space in this home, an attached garage, fenced for horses in the front and such a peaceful, serene setting in the back of the home. Upgrades include all new beautiful lighting, new windows throughout the home, new exterior doors, newer back deck, fresh paint, upgraded trim, new roof and eaves (3 years), new hot water tank & pressure tank. Pavement to your driveway, minutes from town! Pride of ownership is evident here!

Built in 1980

## Essential Information



MLS® #	A2193446
Price	\$599,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,864
Acres	13.64
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	594006 Range Road 122
Subdivision	NONE
City	Rural Woodlands County
County	Woodlands County
Province	Alberta
Postal Code	T7S 1P4

### **Amenities**

Parking	Gravel Driveway, Single Garage Attached
# of Garages	1
Waterfront	River Access, River Front

### **Interior**

Interior Features	Jetted Tub, Kitchen Island, Open Floorplan, Vinyl Windows, Laminate Counters, Suspended Ceiling
Appliances	Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Glass Doors, Living Room, Mantle, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Creek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind, Flood Plain, Pasture
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	February 11th, 2025
Days on Market	73
Zoning	A1

## Listing Details

Listing Office CENTURY 21 NORTHERN REALTY

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