

\$409,900 - Lot 6, 585032 Range Road 112, Rural Woodlands County

MLS® #A2201451

\$409,900

3 Bedroom, 2.00 Bathroom, 1,632 sqft
Residential on 4.67 Acres

NONE, Rural Woodlands County, Alberta

"PRIVATE AND TREED ACREAGE CLOSE TO TOWN !!!!" These long term owners have been here for 34 years and pride of ownership is evident. This 4.67 acre parcel is surrounded by trees giving you the privacy you are looking for, and is only minutes from town off Robison Road. This unique property offers a 1632 sq.ft. 3 bedroom and 2 bathroom home plus a basement and a 32'x30'heated shop, serviced RV pad with water, power and sewer dump plus many more features. The 32' x 30' heated shop offers 220 wiring, full length workbench, in-floor heat and a convenient mezzanine for storage. Shop was built in 2007. The home has had many improvements including new windows, new shingles in 2023, gutted and redone main bathroom. This home has a large 16'x34' addition giving you a huge entryway which offers main floor laundry and a large 3rd bedroom/office. Master bedroom has its own 3 piece ensuite and walk-in closet. All rooms are spacious in this home and the large 23'1" x 14'11"family room has a WETT certified wood stove and this home has tons of storage. Other features of this treed and private acreage include a massive 34' x 20' deck, second back deck off the master bedroom, large swing set and even a clothes line !!. There are raised flower beds with perennials and shrubs, there is an 8' x 12' shed that will be staying and all appliances are remaining including a freezer. The addition is



on concrete footings and the home is on a permanent foundation, and these long term owners of 34 years have created this little piece of Heaven , which is ready for its new proud owners!!!

Built in 1990

Essential Information

| | |
|----------------|---|
| MLS® # | A2201451 |
| Price | \$409,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,632 |
| Acres | 4.67 |
| Year Built | 1990 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Single Wide Mobile Home |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | Lot 6, 585032 Range Road 112 |
| Subdivision | NONE |
| City | Rural Woodlands County |
| County | Woodlands County |
| Province | Alberta |
| Postal Code | T7S1N7 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 10 |
| Parking | Double Garage Detached, 220 Volt Wiring, Driveway, Heated Garage, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum |
| Appliances | Dryer, Refrigerator, Stove(s), Washer, Window Coverings, Freezer |

| | |
|-----------------|---------------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Wood Burning Stove |
| Has Basement | Yes |
| Basement | Finished, Partial |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Private Entrance, Private Yard, RV Hookup |
| Lot Description | Back Yard, Few Trees, Landscaped, Front Yard, Many Trees, Private, Treed |
| Roof | Asphalt |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete, Wood |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 11th, 2025 |
| Days on Market | 47 |
| Zoning | CR |

Listing Details

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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