

# \$549,900 - Lot 22 592062 Highway 32, Rural Woodlands County

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MLS® #A2169286

**\$549,900**

5 Bedroom, 3.00 Bathroom, 1,269 sqft  
Residential on 9.88 Acres

NONE, Rural Woodlands County, Alberta

This immaculate home has 5 bedrooms, 3 baths and a spacious, functioning layout! Plenty of perks in this home! Main floor laundry, neutral vinyl plank flooring, beautiful kitchen with corner pantry and newer appliances within the last 2 years. Youâ€™ll love the oversized primary bedroom with walk in closet and 3 pc bath. Youâ€™ll find two more bedrooms upstairs and a large living room space. The basement layout is superb! There is a large family room, plenty of storage, 2 bedrooms and a large 3 pc bathroom. The furnace and hot water tank are newer (2021), water softener and reverse osmosis stay. Outside youâ€™ll find a huge deck wrapping around 3 sides, and a meticulously landscaped yard. There are plenty of trees, beautiful open skies and amazing appeal! This property has horse paddocks and is perimeter fenced and cross fenced for horses, has a large pond, electric water bowls and a heated 28x30 detached garage! The shed that stays has power to it! Shingles were re done in 2019. All offered at a great price! Located just down highway 32 close to the AG centre. Pride of ownership is everident here~ such a gem!

Built in 2003

## Essential Information



MLS® #	A2169286
Price	\$549,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,269
Acres	9.88
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	Lot 22 592062 Highway 32
Subdivision	NONE
City	Rural Woodlands County
County	Woodlands County
Province	Alberta
Postal Code	T7S1N6

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, Landscaped, Many

	Trees, Secluded
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 29th, 2024
Days on Market	251
Zoning	CR

### **Listing Details**

Listing Office	CENTURY 21 NORTHERN REALTY
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