# \$624,900 - Lot 2, 123017 Township Road 591, Rural Woodlands County

MLS® #A2226216

# \$624,900

4 Bedroom, 3.00 Bathroom, 2,108 sqft Residential on 5.24 Acres

NONE, Rural Woodlands County, Alberta

"THIS IS IT !!" This magnificent acreage is close to Whitecourt and is move-in ready!! These original owners have meticulously developed and maintained this acreage and pride of ownership is evident. Built in 2007, this home offers 2100 plus sq.ft., and has 4 bedrooms on the second level, with the large primary bedroom having a walk-in closet and 3-piece ensuite. Second level also has another full 4-piece bathroom. Main level offers a huge stunning kitchen with plenty of cabinets, large living room, 2-piece powder room, large laundry room, large office/computer room and large formal dining room. There is also an attached heated triple garage. This home has a true wraparound deck with newer maintenance-free railings. These grounds and landscaping are truly impressive offering plum and apple trees, beautiful lilacs and spruce trees and a tree-lined driveway when pulling up to this property. There is a 30'x40' tarp shed and 2 sheds that are staying, there's a nice firepit area, there is asphalt in front of the garage and beside the house, plenty of RV parking space and the perimeter of this property is fenced. The views are amazing from this home which is less than 15 minute from town. Every tree on this 5.24 acre parcel was planted by these original owners and this package will surely impress all . All appliances are staying and are all 3years old or newer (except microwave).







# **Essential Information**

MLS® # A2226216 Price \$624,900

Bedrooms 4

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 2,108 Acres 5.24 Year Built 2007

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

# **Community Information**

Address Lot 2, 123017 Township Road 591

Subdivision NONE

City Rural Woodlands County

County Woodlands County

Province Alberta
Postal Code T7S1N3

#### **Amenities**

Utilities Electricity Connected, Sewer Connected, Natural Gas Connected, Water

Connected

Parking Spaces 12

Parking Driveway, RV Access/Parking, Asphalt, Triple Garage Attached

# of Garages 3

## Interior

Interior Features Pantry, Vinyl Windows, Walk-In Closet(s), French Door

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator,

Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Crawl Space, See Remarks Basement

## **Exterior**

Exterior Features Fire Pit, Private Yard

Lot Description Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden,

Landscaped, Lawn, Many Trees, Private, Few Trees

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation ICF Block, Poured Concrete

## **Additional Information**

**Date Listed** June 1st, 2025

Days on Market 151 CR

# **Listing Details**

Zoning

**Listing Office** RE/MAX ADVANTAGE (WHITECOURT)

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