

# \$415,000 - 570069 Range Road 104, Rural Woodlands County

MLS® #A2226746

**\$415,000**

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 53.62 Acres

NONE, Rural Woodlands County, Alberta

Tucked away on a quiet, dead-end road, this stunning 53+ acre property offers the ultimate in privacy and rural charm. With gently rolling hills and expansive pastures, the land is fully fenced and cross-fenced—ideal for horses, cattle, or other large animals.

Perched atop a scenic hill, the 3-bedroom home boasts breathtaking views of the surrounding countryside. Inside, you’ll find a spacious open-concept layout with fresh updates throughout. The private primary suite includes a generous walk-in closet and a 4-piece ensuite featuring a convenient in-suite washer and dryer.

Enjoy year-round comfort with central air conditioning, especially appreciated in the bright and functional kitchen. The home features a spacious dining area and a versatile flex room—ideal for a home office, playroom, or extra living space.

Whether you're looking to start a hobby farm, enjoy peaceful country living, or simply escape the city, this exceptional property has everything you need. Located near the community of Anselmo, southwest of Mayerthorpe. There is a school bus service to Mayerthorpe public schools.

Built in 2011



## Essential Information

MLS® #	A2226746
Price	\$415,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	53.62
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

## Community Information

Address	570069 Range Road 104
Subdivision	NONE
City	Rural Woodlands County
County	Woodlands County
Province	Alberta
Postal Code	T0G 1N0

## Amenities

Parking	Off Street
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## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Native Plants, No Neighbours Behind, Private, Meadow
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation            Piling(s)

### **Additional Information**

Date Listed            June 3rd, 2025

Days on Market        5

Zoning                  AG

### **Listing Details**

Listing Office            ROYAL LEPAGE MODERN REALTY

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