

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

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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	51
Zoning	CR

## Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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