# \$425,000 - 593081b Highway 32, Rural Woodlands County

MLS® #A2246676

# \$425,000

3 Bedroom, 1.00 Bathroom, 1,237 sqft Residential on 10.18 Acres

NONE, Rural Woodlands County, Alberta

LOCATION! Discover this 3-bedroom home set on 10.18 acres of beautiful land, featuring a bonus 7.22-acre titled parcel with the saleâ€"perfect for multi-family setups, hay farming, or additional privacy. Located right next to Highway 32, enjoying paved access directly to your driveway, making it easy for big trucks and daily commuting. This acreage is fenced and suitable for horses offering multiple outbuildings including an old barn with stables, sheds to use to your desire, and 32x48 pole storage. Two water sources here, with an older well for watering bowls and all your outside needs, and a 2300 gallon cistern to the house. Recent upgrades include a new hot water, new pumps and pressure system (2024), tin roof installed around 2013, updated flooring and 4 pc bath, and fresh paint. The basement has some framing completed but otherwise open for your vision to come to life! There is an additional 41.11 acres that borders SW of the property that is not included but can also be available to purchase if you are looking for

This property offers a fantastic combination of rural tranquility and excellent accessibility with loads of potential! Whether you're looking for a family home, future hobby farm, or investment opportunity, this combined acreage has endless potential.

more land which can be subdivided in the

future.





# **Essential Information**

MLS® # A2246676 Price \$425,000

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 1,237 Acres 10.18 Year Built 1960

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 593081b Highway 32

Subdivision NONE

City Rural Woodlands County

County Woodlands County

Province Alberta
Postal Code T7S 1N3

#### **Amenities**

Parking Parking Pad

# Interior

Interior Features See Remarks

Appliances Range Hood, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Few Trees, Landscaped

Roof Metal

Construction Other Foundation Wood

# **Additional Information**

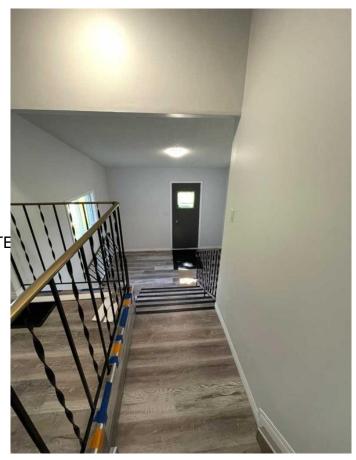
Date Listed August 8th, 2025

Days on Market 1

Zoning AG

**Listing Details** 

Listing Office RE/MAX ADVANTAGE (WHITE



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