

# \$549,900 - 592062 Lot 22 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          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 592062 Lot 22 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, Landscaped, Lawn, Many Trees, Cul-De-Sac, Fruit |

|              |                                    |
|--------------|------------------------------------|
|              | Trees/Shrub(s), Secluded           |
| Roof         | Asphalt Shingle                    |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2024 |
| Days on Market | 218                  |
| Zoning         | CR                   |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | CENTURY 21 NORTHERN REALTY |
|----------------|----------------------------|

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