

# \$420,000 - 594028 Range Road 130, Rural Woodlands County

MLS® #A2090425

**\$420,000**

3 Bedroom, 1.00 Bathroom, 1,620 sqft  
Residential on 8.93 Acres

NONE, Rural Woodlands County, Alberta

This charming house sits on 8.93 acres of land, offering a serene and private escape just 10 minutes away from town. With 3 bedrooms and 1 bathroom, this home is designed for comfort and convenience. This acreage is zoned country residential business, creating more possibilities for this beautiful property.

The main living area features in-floor heating with 2 separate runs, ensuring a cozy atmosphere throughout. The house has an on-demand hot water boiler for the in-floor heating.

A distinctive feature of this property is its big circular driveway, providing easy access and ample parking. The south and east sides of the house are adorned with a 8â€™™ covered concrete aggregate deck, perfect for outdoor relaxation.

Surrounded by trees, the house enjoys a natural ambiance, with a raised garden area for those with a green thumb. A septic system and field take care of waste management.

The layout of the house is well-thought-out, with the master bedroom situated at the opposite end from the other two bedrooms, providing privacy. The spacious master bedroom comes with a walk-in closet and patio doors leading to the deck.



The main living room, dining room, and a large kitchen with plenty of cupboards offer ample space for daily living. The kitchen even features a breakfast bar with a built-in wine fridge, perfect for entertaining guests.

Plentiful storage is available throughout the house, especially in the dining room. The property is filled with natural light, thanks to numerous windows, all of which are newer. The kitchen and dining room boast stylish tile flooring, while the living room and two bedrooms feature laminate floors. The master bedroom is carpeted for added comfort.

Additionally, two bedroom closet lights have timers to prevent energy wastage. The house is equipped with a water conditioner to ensure clean and soft water for daily use. Outside is a covered shed comprised of a 20' sea-can and 40' storage trailer offering ample storage and versatility for vehicles, boats or Rv's. with its thoughtful layout and peaceful surroundings, this home is a countryside oasis awaiting new owners.

Built in 2009

### **Essential Information**

MLS® #	A2090425
Price	\$420,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,620
Acres	8.93
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Villa

Status Active

### Community Information

Address 594028 Range Road 130  
Subdivision NONE  
City Rural Woodlands County  
County Woodlands County  
Province Alberta  
Postal Code T7S 1P4

### Amenities

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

### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)  
Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Water Softener, Wine Refrigerator  
Heating In Floor  
Cooling None  
Basement None

### Exterior

Exterior Features Fire Pit, Garden, Private Yard  
Lot Description Back Yard, Front Yard, Lawn, Garden, Landscaped, Many Trees, Private  
Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding, Wood Frame  
Foundation Poured Concrete, Slab

### Additional Information

Date Listed October 28th, 2023  
Days on Market 523  
Zoning CRB

### Listing Details

Listing Office EXIT REALTY RESULTS

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.