

# **\$674,900 - Lot 2 , 123017 Township Road 591, Rural Woodlands County**

---

MLS® #A2196898

**\$674,900**

4 Bedroom, 3.00 Bathroom, 2,108 sqft  
Residential on 5.24 Acres

NONE, Rural Woodlands County, Alberta

"THIS IS IT !!" This magnificent acreage is close to Whitecourt and is move-in ready !! These original owners have meticulously developed and maintained this acreage and pride of ownership is evident. Built in 2007, this home offers 2100 plus sq.ft. , and has 4 bedrooms on the second level , with the large primary bedroom having a walk-in closet and 3-piece ensuite. Second level also has another full 4-piece bathroom. Main level offers a huge stunning kitchen with plenty of cabinets, large living room, 2-piece powder room, large laundry room, large office/computer room and large formal dining room. There is also an attached heated triple garage . This home has a true wraparound deck with newer maintenance-free railings. These grounds and landscaping are truly impressive offering plum and apple trees, beautiful lilacs and spruce trees and a tree-lined driveway when pulling up to this property. There is a 30'x40' tarp shed and 2 sheds that are staying, there's a nice firepit area , there is asphalt in front of the garage and beside the house , plenty of RV parking space and the perimeter of this property is fenced. The views are amazing from this home which is less than 15 minute from town. Every tree on this 5.24 acre parcel was planted by these original owners and this package will surely impress all . All appliances are staying and are all 3years old or newer (except microwave).



Built in 2007

## Essential Information

MLS® #	A2196898
Price	\$674,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,108
Acres	5.24
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	Lot 2 , 123017 Township Road 591
Subdivision	NONE
City	Rural Woodlands County
County	Woodlands County
Province	Alberta
Postal Code	T7S1N3

## Amenities

Parking Spaces	12
Parking	Triple Garage Attached, Asphalt, Driveway, RV Access/Parking
# of Garages	3

## Interior

Interior Features	Pantry, Vinyl Windows, Walk-In Closet(s), French Door
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Crawl Space, See Remarks

## Exterior

Exterior Features	Private Yard, Fire Pit
Lot Description	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Private, Cul-De-Sac, Garden, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 24th, 2025
Days on Market	80
Zoning	CR

### **Listing Details**

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.