

# **\$749,900 - 6 123017 Township Road 591, Rural Woodlands County**

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MLS® #A2218245

**\$749,900**

5 Bedroom, 3.00 Bathroom, 1,816 sqft  
Residential on 5.78 Acres

NONE, Rural Woodlands County, Alberta

Peaceful Acreage Living Just Minutes from  
Whitecourt!

Welcome to this beautifully updated bungalow nestled on 5.78 private, fenced acres just off pavement on desirable West Mountain Road. Ideal for horse lovers or anyone seeking space and serenity, this move-in-ready property offers modern upgrades and thoughtful, functional features throughout.

Step inside to discover vaulted ceilings and a bright, open-concept layout connecting the living, dining, and kitchen areas. A cozy wood-burning fireplace adds warmth and charm, while brand-new triple-pane windows and doors enhance energy efficiency and bring a fresh, modern feel.

The kitchen is a cook's dream, featuring a gas stove (also wired for electric), a walk-in pantry, and a spacious island perfect for gathering. The home is wired for sound, setting the tone for entertaining or everyday enjoyment.

With 5 bedrooms and 3 bathrooms, there's ample space for family, guests, or a home office. The primary suite includes a large walk-in closet, and each room is designed with comfort in mind. Additional highlights include central A/C, central vac with kick sweeps, and



in-floor heating roughed in the basement.

The triple car attached heated garage leads directly into a convenient main-floor mudroom/laundry room—ideal for busy households.

Outdoors, the fully fenced acreage is perfect for horses or other animals, with plenty of room for outdoor hobbies and exploration. A brand-new well ensures reliable water for all your needs.

Located just minutes from Whitecourt, this exceptional acreage offers the perfect blend of peaceful country living and town conveniences close at hand.

Built in 2007

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2218245                         |
| Price          | \$749,900                        |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,816                            |
| Acres          | 5.78                             |
| Year Built     | 2007                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 6 123017 Township Road 591 |
| Subdivision | NONE                       |
| City        | Rural Woodlands County     |
| County      | Woodlands County           |
| Province    | Alberta                    |

Postal Code T7S 2A1

### Amenities

Utilities Electricity Connected, High Speed Internet Available, Natural Gas Connected, Satellite Internet Available, Sewer Connected, Water Connected

Parking Spaces 8

Parking RV Access/Parking, Additional Parking, Front Drive, Triple Garage Attached

# of Garages 3

### Interior

Interior Features Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound, Bar, Sump Pump(s)

Appliances Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas, In Floor Roughed-In

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Landscaped, Pie Shaped Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed May 6th, 2025

Days on Market 3

Zoning CR

### Listing Details

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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