# \$839,900 - Lot 51 115057 Township Road 592a, Rural Woodlands County

MLS® #A2223724

## \$839,900

4 Bedroom, 4.00 Bathroom, 2,278 sqft Residential on 3.46 Acres

NONE, Rural Woodlands County, Alberta

Stunning Private Acreage Backing onto Town Land. This exceptional property offers the best of both worlds â€" the privacy of a treed acreage with the convenience of town water and sewer, and natural views. Inside, you'll find 4 spacious bedrooms plus a main-floor office, and 4 bathrooms, with an additional bathroom located in the outdoor work shed.

The walkout basement leads to a backyard oasis featuring an outdoor kitchen and natural gas BBQ lines, perfect for entertaining. The main kitchen is a chef's dream with granite countertops, a gas cooktop, electric oven, pot filler and stunning design throughout. The living room is anchored by a cozy wood-burning fireplace with a waterfall feature above, adding warmth and character.

The primary suite is a true retreat with vaulted ceilings, two large walk-in closets (one with a laundry chute), and a spa-like ensuite complete with steam shower, double vanities, and a soaker tub. Enjoy main-floor laundry, central air conditioning, infloor heating, speaker system throughout the home. There is also a RV sewer dump on site.

This one-of-a-kind property offers space, luxury, and thoughtful features throughout â€" a rare opportunity to own an acreage with all the benefits of town proximity.







### **Essential Information**

MLS® # A2223724 Price \$839,900

Bedrooms 4
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,278
Acres 3.46
Year Built 2011

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

# **Community Information**

Address Lot 51 115057 Township Road 592a

Subdivision NONE

City Rural Woodlands County

County Woodlands County

Province Alberta
Postal Code T7S 1P5

#### **Amenities**

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

Connected

Parking Spaces 8

Parking Double Garage Attached, Garage Faces Front, Heated Garage, RV

Access/Parking, Front Drive, Garage Door Opener

# of Garages 2

#### Interior

Interior Features Bar, Built-in Features, Central Vacuum, Closet Organizers, Double

Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Gas Stove, Range

Hood, Refrigerator, Window Coverings

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room, Wood Burning, Decorative, Stone

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Outdoor Kitchen, Private Yard, RV Hookup

Lot Description Back Yard, Private

Roof Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 22nd, 2025

Days on Market 50

Zoning CRR

## **Listing Details**

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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