

\$799,900 - 584043a Range Road 134, Rural Woodlands County

MLS® #A2216097

\$799,900

5 Bedroom, 3.00 Bathroom, 1,770 sqft
Residential on 50.29 Acres

NONE, Rural Woodlands County, Alberta

Say hello to your dream acreage south of Whitecourt on 50 Acres of elevated views, a 2017 custom built home and 30X50 multi level shop! The property starts with a long, privately treed driveway fenced with post and rail fencing and opens up into a stunning lay of land. There are fenced pens for horses, chicken coop, green house and a beautiful pond with water feature you can watch directly from your hot tub on your deck! Moving into the home, the main floor is very inviting. The kitchen is absolutely gorgeous, more custom cabinets than you could ever fill, quartz countertops, a pot filler on your gas range and nice pantry for all the extra appliances. The living room is just off the kitchen with an array of windows and beautiful rock fireplace to complete the space. Triple pane windows throughout, and plumbed for Air conditioning plus an HRV unit in home. There are garden doors that head out to your covered oasis overlooking the pond and views. The deck is one of our favorite features and wraps around to the primary bedroom, offering a hot tub built in (only 3 years old), and ample space to enjoy. The primary suite has a large walk in closet, and spa like ensuite with soaker tub and stand up shower. 2 more bedrooms, laundry and 4-pc bath compliment the main floor. The basement is 75% finished framed and drywalled, with 4-pc bath complete and two massive bedrooms. The rest of the basement



is wide open, and ready for flooring, paint and baseboards. The 30x50 shop is completely tin and 10ft ceilings on the main level and 8ft on the second floor. There is concrete floor. The shop has water to it, its own septic tank.

Upstairs has a rec space, wood working area, storage room, additional room, and 3-pc bathroom. There is a dog fenced in dog run on the back of the shop with insulated dog house. The turkey and chicken coop have power to them and are fully fenced. 35 Acres fenced for horses with horse shelter and auto waterer , approx 5 acre hay field (road easement runs through). Plenty of Crown Land around you plus the benefit of exploring Groat Creek. As you can see there is tons of value on this property for any outdoor enthusiast!

Built in 2017

Essential Information

MLS® #	A2216097
Price	\$799,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,770
Acres	50.29
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	584043a Range Road 134
Subdivision	NONE
City	Rural Woodlands County
County	Woodlands County
Province	Alberta

Postal Code	T7S 1N9
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Amenities

Parking	Double Garage Detached
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# of Garages	2
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Interior

Interior Features	Granite Counters, High Ceilings
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Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
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Heating	Forced Air
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Cooling	Partial
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas
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Has Basement	Yes
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Basement	Full, Partially Finished
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Exterior

Exterior Features	Other
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Lot Description	Landscaped, Many Trees
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Roof	Asphalt Shingle
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Construction	Vinyl Siding
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Foundation	Poured Concrete
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Additional Information

Date Listed	May 8th, 2025
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Days on Market	42
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Zoning	Agricultural
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Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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