

# \$599,900 - 42 115025 Township Road 584, Rural Woodlands County

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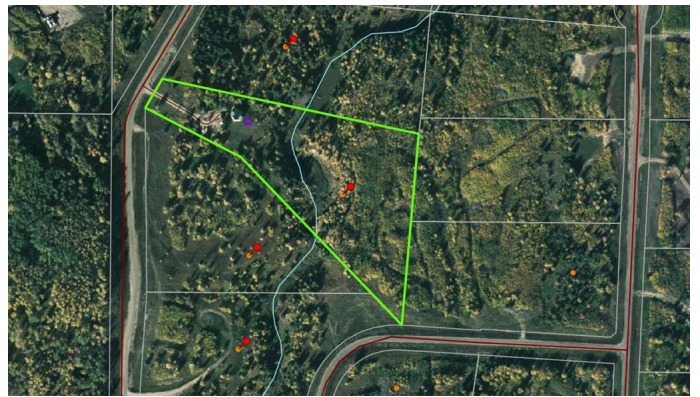
MLS® #A2233011

**\$599,900**

5 Bedroom, 3.00 Bathroom, 1,744 sqft  
Residential on 9.44 Acres

N/A, Rural Woodlands County, Alberta

"CUSTOM LOG-SIDED A-FRAME HOME ON PRIVATE 9.44 ACRES !!" Located 10 minutes from town, you'll find this 2012 built 5 bedroom/3 bathroom home on 9.44 treed and private acres with a year-round creek at your doorstep. This one-and-a-half story home offers 1744 sq.ft. with vaulted ceilings, huge triple pane windows offering lots of natural light, and a welcoming layout perfect for families. The spacious main floor has an open floor plan, features a massive living room with a custom rock electric fireplace and wall of windows, beautiful kitchen with quartz countertops, soft-closing drawers, pantry, high-end appliances including a gas Brigade Professional stove, large dining area, 2 good sized bedrooms, full 4-piece bathroom and don't forget the convenient main floor laundry. The upper level includes the large primary bedroom, complete with walk-in closet and full 4-piece ensuite bathroom with separate shower and jacuzzi jet tub. The lower level features a walkout basement, the 4th and 5th bedrooms, another full bathroom, separate flex room and family room. This impressive home also has in-floor heat in the lower level. There is no carpet in this home and all flooring is hardwood and engineered tile throughout. This beautiful home has a large front deck and a wraparound maintenance-free back deck. Front deck has a gas line for your BBQ. This 9.44 acre parcel is treed and offers a beautiful



ravine with a private creek running through the property. There are groomed quad / walking trails on the property to enjoy as well as a nice firepit area. Sellers are original owners and this beautiful acreage is available for purchase for the first time. This home is built on insulated concrete forms, making it an energy efficient home. Washer and Dryer are only a few weeks old .

Built in 2012

### **Essential Information**

MLS® #	A2233011
Price	\$599,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,744
Acres	9.44
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### **Community Information**

Address	42 115025 Township Road 584
Subdivision	N/A
City	Rural Woodlands County
County	Woodlands County
Province	Alberta
Postal Code	T7S 2A1

### **Amenities**

Parking	Driveway, Gravel Driveway, RV Access/Parking
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### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)
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Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard
Lot Description	Creek/River/Stream/Pond, Gentle Sloping, Landscaped, Many Trees, Private, Treed
Roof	Metal
Construction	ICFs (Insulated Concrete Forms), Log
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	6
Zoning	CR

## Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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