

# \$690,000 - 52 Woodland Estates Drive, Widewater

MLS® #A2241592

**\$690,000**

4 Bedroom, 3.00 Bathroom, 3,611 sqft

Residential on 4.27 Acres

NONE, Widewater, Alberta

This property at 52 Woodland Estates Dr. in Widewater sounds like a wonderful place to call home! With 4.27 acres, there's plenty of room to breathe and expand your dreams. The beautiful views and the surrounding trees offer a tranquil setting that's perfect for those who value privacy and nature. The home itself is over 3,600 sq. ft. - features 4 bedrooms and 3 baths, providing ample space for families or guests. The thoughtfully designed main floor is an entertainer's paradise, complete with a games room that includes a wet bar, full fridge, and dishwasher - perfect for hosting gatherings! There's also a cozy area for watching TV, ensuring everyone can find their own space to relax. Upstairs, you'll find the main living area, which includes three bedrooms and a spacious recreation room with abundant natural light and a gas fireplace for those chilly days. It sounds like a fantastic spot to unwind after a long day! The enclosed hot tub and gazebo with a firepit are lovely additions for enjoying evenings outdoors, while the quad trails through the trees add an adventurous touch to your property. The composite decking and metal railing provide durability and style for your outdoor spaces. Overall, this property seems to offer a perfect blend of comfort, functionality, and opportunities for personalization, whether you want to create a garden, add a shop, or simply enjoy the natural beauty around you. If you have any specific questions or need assistance with anything related to this



property, feel free to ask!

Built in 2012

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2241592                         |
| Price          | \$690,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 3,611                            |
| Acres          | 4.27                             |
| Year Built     | 2012                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 52 Woodland Estates Drive           |
| Subdivision | NONE                                |
| City        | Widewater                           |
| County      | Lesser Slave River No. 124, M.D. of |
| Province    | Alberta                             |
| Postal Code | T0G2M0                              |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water                                                              |
| Appliances        | Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Stove(s), Washer/Dryer, Window Coverings, Instant Hot Water |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                       |
| Cooling           | None                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                     |

|                 |             |
|-----------------|-------------|
| # of Fireplaces | 1           |
| Fireplaces      | Gas         |
| Has Basement    | Yes         |
| Basement        | See Remarks |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Private Yard, Storage                      |
| Lot Description   | Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Private, Treed |
| Roof              | Asphalt                                                            |
| Construction      | Mixed                                                              |
| Foundation        | Poured Concrete, See Remarks                                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 82              |
| Zoning         | CR3             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | RE/MAX REAL ESTATE |
|----------------|--------------------|

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