

# \$589,900 - 22 593037 Range Road 122, Rural Woodlands County

---

MLS® #A2211398

**\$589,900**

5 Bedroom, 3.00 Bathroom, 1,832 sqft  
Residential on 5.46 Acres

NONE, Rural Woodlands County, Alberta

Stunning Acreage with Lake Views and Ample Space

Welcome to your dream home! This stunning property boasts 5 bedrooms, 3 bathrooms, and is situated on a picturesque 5.46-acre lot with breathtaking views of Shrum Lake. Perfectly blending modern amenities with serene countryside living, this home is a rare find.

Main Floor Highlights:

Open concept living area featuring a lovely gas fireplace, perfect for cozy evenings. A spacious kitchen with a large pantry, ideal for all your storage needs.

Main floor laundry room for added convenience.

A screened-in deck space where you can relax. Plenty of deck space both off the front and back of the house.

Three well-appointed bedrooms and two bathrooms, with the primary bedroom featuring two walk-in closets.

Basement Features:

A fully finished basement offering two additional bedrooms and a bathroom.

A second kitchen and a family room, perfect for entertaining or accommodating guests.

A second laundry room for added practicality.



A large mudroom connected to the garage with a walk-out to grade, ideal for easy access and storage.

Additional Property Features:

A large 30x50 shop, providing ample space for projects and storage.

Partially fenced, making it suitable for horses.

Close proximity to town, providing the perfect balance of peaceful living and convenience.

This acreage is perfect for families, hobbyists, or anyone looking to enjoy the best of country living while still being close to town amenities.

Donâ€™t miss out on this incredible opportunity!

Built in 1970

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2211398                         |
| Price          | \$589,900                        |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,832                            |
| Acres          | 5.46                             |
| Year Built     | 1970                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 22 593037 Range Road 122 |
| Subdivision | NONE                     |
| City        | Rural Woodlands County   |
| County      | Woodlands County         |
| Province    | Alberta                  |
| Postal Code | T7S 1N3                  |

## Amenities



|                |                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected                                         |
| Parking Spaces | 8                                                                                                                      |
| Parking        | Double Garage Detached, Garage Faces Front, Heated Garage, Single Garage Attached, Workshop in Garage, Gravel Driveway |
| # of Garages   | 3                                                                                                                      |

## Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Kitchen Island, Laminate Counters, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked                 |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Family Room, Gas                                                                                          |
| Has Basement      | Yes                                                                                                       |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                                                  |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Fire Pit, Private Entrance, Private Yard |
| Lot Description   | Cul-De-Sac, Private, Views               |
| Roof              | Asphalt Shingle                          |
| Construction      | Concrete, Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 38               |
| Zoning         | CR               |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX ADVANTAGE (WHITECOURT) |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.