

# \$849,900 - 584043a Range Road 134, Rural Woodlands County

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MLS® #A2216097

**\$849,900**

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	\$849,900
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

### Amenities

Parking Double Garage Detached

# of Garages 2

### Interior

Interior Features Granite Counters, High Ceilings

Appliances Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling Partial

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Partially Finished

### Exterior

Exterior Features Other

Lot Description Landscaped, Many Trees

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

### Additional Information

Date Listed May 8th, 2025

Days on Market 1

Zoning Agricultural

### Listing Details

Listing Office RE/MAX ADVANTAGE (WHITECOURT)

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