

**590014 Range Road 113A  
Rural Woodlands County, Alberta**

**MLS # A2277367**

**\$549,900**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	1 and Half Storey, Acreage with Residence	
<b>Size:</b>	3,573 sq.ft.	<b>Age:</b> 1995 (31 yrs old)
<b>Beds:</b>	5	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Triple Garage Attached	
<b>Lot Size:</b>	12.78 Acres	
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, Native Plants,	

<b>Heating:</b>	Boiler	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Steam Room, Storage		

**Inclusions:** Christmas Tree, Tarp Shed, Storage Shed, Husqvarna ride on lawn mower

Welcome to this beautifully designed 1&frac12;-storey home offering space, comfort, and exceptional functionality. Featuring 5 bedrooms in total, the main floor includes 2 bedrooms, a dedicated office area, a convenient laundry room, and a well-appointed 2-piece bathroom. The large kitchen provides ample workspace and storage, flowing seamlessly into the dining room and spacious living room; both filled with tons of natural light. Cozy evenings are easy with a gas fireplace and an additional wood stove, adding warmth and character. The upper level offers two additional bedrooms, a full 4-piece bathroom, and a private primary retreat complete with a 3-piece ensuite featuring a luxurious steam shower. Enjoy peace of mind with a brand-new tankless high-velocity boiler system, and updated plumbing throughout. Ideally located close to town while still offering privacy, this property backs onto Crown land, creating a serene setting with no rear neighbors. A true standout is the oversized 3-car attached garage, fully equipped with built-in cabinets, a sink, its own furnace and hot water tank, plus a 3-piece bathroom; perfect for hobbyists, home businesses, or extra workspace. This home delivers the perfect balance of convenience, comfort, and seclusion.