

**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 $\frac{1}{2}$ -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.