

124080 Township Road 593A  
Rural Woodlands County, Alberta

MLS # A2279888



**\$589,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,026 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	4.99 Acres		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Few Trees, Lawn		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Concrete, Vinyl Plank	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	Not Specified
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers		

**Inclusions:** N/A

Located just west of Whitecourt on Old Ferry Road with pavement right to your driveway, this well-maintained 2,026 sq. ft. slab-on-grade bungalow offers the perfect mix of country privacy and functional, one-level living. Built in 2007 on 4.99 acres with the rare perk of town water, the home features an open-concept main area with tall vaulted ceilings and a massive kitchen boasting 30 feet of counter space, a pantry, and a floating island. The layout includes three large bedrooms, highlighted by a primary suite with a large ensuite and walk-in closet, plus a dedicated laundry room leading to the double 22'x31' attached garage. Staying comfortable is easy with a 3-zone in-floor heating system, forced air for quick temperature control, and a corner gas fireplace in the living room. Outside, the durable Hardie Board exterior includes a private back deck and a front porch that houses a large included hot tub. more outbuildings also included. Complete with a handy 2-piece bathroom in the garage and close proximity to the McLeod River for fishing and tubing, this home is a solid, no-stairs option for anyone looking for space and ease of living.