

**124080 Township Road 593A
Rural Woodlands County, Alberta**

MLS # A2279888

\$589,000



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

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Concrete, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	Not Specified
Foundation:	Slab	Utilities:	-
Features:	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.