

\$559,900 - 123007a Township Road 594, Rural Woodlands County

MLS® #A2185089

\$559,900

3 Bedroom, 3.00 Bathroom, 1,956 sqft
Residential on 9.34 Acres

NONE, Rural Woodlands County, Alberta

How about 485' of River front?? If you are into riverboating this property could be perfect for you. Located just off Old Ferry Road you are only 3.6 kms from IGA, yet still so private. This 9.34 acres is the perfect spot for this almost 2,000 sq.ft. log home. To avoid issues with the river flooding this home was built above the flood plain on steel pilings with no basement. The utility room was even placed on the second floor, so again no issues. The home has a massive wrap around deck measuring 8' x 182' and its covered. There are accesses to the deck from 4 different parts of the home. Recent upgrades have made the home so inviting. The main door leads into the Dining Room with the Livingroom beyond. The kitchen opens up to the right and has all the appliances and an island with views to the forests. The living room is majestic as the ceilings are 2 storeys, highlighting the beautiful wooden staircase. The wood stove is the focal point and does well heating the whole home. The Primary bedroom is tucked away in the corner on the main floor so no stairs! It has massive windows overlooking the forestry with patio doors to the deck. There is also a 4 pc ensuite bathroom. There is also a 2pc bath off the back door. Upstairs there is an open office area with stunning views. Also 2 jack & jill bedrooms separated by 3 pc bath that also includes the laundry room that, would be



perfect for 2 kids. And the Utility room of course. There is an appraisal on file for more than the list price.

Built in 2010

Essential Information

| | |
|----------------|---|
| MLS® # | A2185089 |
| Price | \$559,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,956 |
| Acres | 9.34 |
| Year Built | 2010 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 123007a Township Road 594 |
| Subdivision | NONE |
| City | Rural Woodlands County |
| County | Woodlands County |
| Province | Alberta |
| Postal Code | T7S 1N4 |

Amenities

| | |
|---------|------------------|
| Parking | None, Off Street |
|---------|------------------|

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, High Ceilings, Soaking Tub, French Door, Master Downstairs, Natural Woodwork, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Microwave, Refrigerator, Built-In Oven, Electric Cooktop, Freezer, Range Hood |
| Heating | Fan Coil, In Floor |
| Cooling | None |

| | |
|-----------------|--------------------|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning Stove |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | No Neighbours Behind, Beach, Flood Plain, Native Plants |
| Roof | Metal |
| Construction | Wood Frame, Log, Wood Siding |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 13th, 2025 |
| Days on Market | 101 |
| Zoning | CR |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | RE/MAX ADVANTAGE (WHITECOURT) |
|----------------|-------------------------------|

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