

# \$515,000 - Lot 5, 591021 Range Road 123a, Rural Woodlands County

MLS® #A2200889

**\$515,000**

3 Bedroom, 2.00 Bathroom, 1,800 sqft  
Residential on 7.24 Acres

NONE, Rural Woodlands County, Alberta

Private 7.24-Acre Acreage with Custom Home, Large Shop, and Expansive Garage – West Mountain Road. Escape to the serene beauty of nature with this remarkable 7.24-acre private acreage, located just off West Mountain Road. With mostly paved access leading directly to your doorstep, this property is nestled in a peaceful, secluded area off a quiet cul-de-sac, offering the ultimate in privacy and tranquility. Surrounded by lush trees and abundant wildlife, this home is the perfect retreat for nature lovers.

The spacious 1,800 sqft, two-story home offers a thoughtfully designed layout. The main floor features a large kitchen with stunning tile flooring, wood cabinetry, and a huge island with a breakfast bar that’s perfect for entertaining. Black stainless steel appliances, soft-close drawers, and ample storage space make this kitchen both functional and beautiful. The dining area is expansive, with large windows that provide a breathtaking view of the yard, while the cozy living room, complete with a convenient woodstove, helps keep heating costs low during the colder months.

The main floor also includes a large, fully equipped bathroom with a tub/shower combo, a laundry area, and a unique bonus feature—a urinal! The large master bedroom



on the main floor boasts a big window that overlooks the natural surroundings and provides access to a Jack and Jill bathroom.

Upstairs, you'll find two generously sized bedrooms, a spacious family room that offers natural light through large windows, and a stunning wood staircase that adds character and warmth to the home. The entire home is equipped with in-floor heating on both floors for comfort year-round.

Attached to the house is a massive 30x30 garage with a metal roof, offering plenty of space for all your vehicles and toys. Featuring a 12-foot door and an 8-foot door, two floor drains, in-floor heat, a mezzanine, and a boiler room, the garage is as functional as it is spacious.

For additional storage and workspace, the property includes a 40x60 shop, fully equipped with metal siding and a metal roof. The dirt floor shop features two 16-foot doors, each 14 feet wide, ideal for storing larger equipment or setting up a workshop.

The exterior of the home is equally impressive, with a large covered verandah off the kitchen, providing a perfect spot to relax and enjoy the peaceful surroundings. The property also offers a shed with a lean-to for extra storage and a wood shed to keep your firewood handy.

Additional features of this property include central vacuum, main floor laundry, ample closet space, additional cabinets in the kitchen, vaulted ceilings upstairs, a ceiling fan, and large windows that bring the outdoors in.

This one-of-a-kind home truly has it all—a private, peaceful location, an inviting and functional home, massive shop and garage space, and all the extras you could want.

Don't miss the opportunity to own this unique property!

Built in 2008

### Essential Information

MLS® #	A2200889
Price	\$515,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,800
Acres	7.24
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	Lot 5, 591021 Range Road 123a
Subdivision	NONE
City	Rural Woodlands County
County	Woodlands County
Province	Alberta
Postal Code	T7S 1P5

### Amenities

Parking Spaces	10
Parking	Double Garage Attached, RV Access/Parking, Gravel Driveway
# of Garages	6

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Natural Woodwork, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces Wood Burning, Free Standing  
Basement None

## Exterior

Exterior Features Awning(s), Garden, Lighting, Private Yard, Storage  
Lot Description Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Irregular Lot, Lawn, Low Maintenance Landscape, Many Trees, Secluded, Brush, Private  
Roof Metal  
Construction Aluminum Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed March 9th, 2025  
Days on Market 4  
Zoning CR

## Listing Details

Listing Office EXIT REALTY RESULTS

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.