

# **\$379,900 - 106, 590079 Range Road 113, Rural Woodlands County**

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MLS® #A2207286

**\$379,900**

3 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 2.52 Acres

NONE, Rural Woodlands County, Alberta

Country Comfort Just Minutes from  
Whitecourt!

Looking for the perfect acreage? This 2.52-acre gem is just a few kilometers east of Whitecourt, offering the best of rural living with modern conveniences.

At 1,520 sq. ft., this beautifully maintained manufactured home is designed for comfort and space. It features three generous bedrooms, an extra-large kitchen with an open dining area, and a spacious living room centered around a cozy corner gas fireplace. The kitchen boasts an extra large island and eating counter, abundant cabinetry, and a corner pantry—perfect for a busy household. Upgraded appliances make this a cooks delight. Perfect for entertaining and getting a busy family out the door in the morning.

The primary suite is a private retreat, complete with a walk-in closet with built-in organizers, a spa-like ensuite featuring an oval soaker tub and a separate shower. Two additional bedrooms share their own full bath for added privacy. No carpets here—just easy-to-maintain flooring throughout!

Additional perks include central air conditioning, a separate laundry room with a water softener, and an expansive south-facing



two-tiered deck to enjoy the great outdoors. Outside, you'll find two storage sheds and a 30' x 30' heated garage with extra storage.

Move to the country without sacrificing comfort!

Built in 2013

### **Essential Information**

MLS® #	A2207286
Price	\$379,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	2.52
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modular Home
Status	Active

### **Community Information**

Address	106, 590079 Range Road 113
Subdivision	NONE
City	Rural Woodlands County
County	Woodlands County
Province	Alberta
Postal Code	T7S 2A2

### **Amenities**

Parking Spaces	15
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Purifier, Window Coverings, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

## Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Corner Lot, Few Trees, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Piling(s)

## Additional Information

Date Listed	March 31st, 2025
Days on Market	22
Zoning	CRR

## Listing Details

Listing Office	ROYAL LEPAGE MODERN REALTY
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