

# \$400,000 - 594028 Range Road 130, Rural Woodlands County

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MLS® #A2210687

**\$400,000**

3 Bedroom, 1.00 Bathroom, 1,620 sqft  
Residential on 8.93 Acres

NONE, Rural Woodlands County, Alberta

This charming house sits on 8.93 acres of land, offering a serene and private escape just 10 minutes away from town. With 3 bedrooms and 1 bathroom, this home is designed for comfort and convenience. This acreage is zoned country residential business, creating more possibilities for this beautiful property.

The main living area features in-floor heating with 2 separate runs, ensuring a cozy atmosphere throughout. The house has an on-demand hot water boiler for the in-floor heating.

A distinctive feature of this property is its big circular driveway, providing easy access and ample parking. The south and east sides of the house are adorned with a 8'™ covered concrete aggregate deck, perfect for outdoor relaxation.

Surrounded by trees, the house enjoys a natural ambiance, with a raised garden area for those with a green thumb. A septic system and field take care of waste management.

The layout of the house is well-thought-out, with the master bedroom situated at the opposite end from the other two bedrooms, providing privacy. The spacious master bedroom comes with a walk-in closet and patio doors leading to the deck.



The main living room, dining room, and a large kitchen with plenty of cupboards offer ample space for daily living. The kitchen even features a breakfast bar with a built-in wine fridge, perfect for entertaining guests.

Plentiful storage is available throughout the house, especially in the dining room. The property is filled with natural light, thanks to numerous windows, all of which are newer. The kitchen and dining room boast stylish tile flooring, while the living room and two bedrooms feature laminate floors. The master bedroom is carpeted for added comfort.

Additionally, two bedroom closet lights have timers to prevent energy wastage. The house is equipped with a water conditioner to ensure clean and soft water for daily use. Outside is a covered shed comprised of a 20' sea-can and 40' storage trailer offering ample storage and versatility for vehicles, boats or Rv's. with its thoughtful layout and peaceful surroundings, this home is a countryside oasis awaiting new owners.

There is also a new water heater installed Oct 2024, as well as the water softener was serviced as well as a new water holding tank installed.

Built in 2009

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2210687  |
| Price          | \$400,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,620     |
| Acres          | 8.93      |
| Year Built     | 2009      |

|          |                               |
|----------|-------------------------------|
| Type     | Residential                   |
| Sub-Type | Detached                      |
| Style    | Acreage with Residence, Villa |
| Status   | Active                        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 594028 Range Road 130  |
| Subdivision | NONE                   |
| City        | Rural Woodlands County |
| County      | Woodlands County       |
| Province    | Alberta                |
| Postal Code | T7S 1P4                |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Parking   | Parking Pad                                                                    |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Wine Refrigerator, Water Softener                                                |
| Heating           | In Floor                                                                                                                                                       |
| Cooling           | None                                                                                                                                                           |
| Basement          | None                                                                                                                                                           |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard                                       |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Private, Garden, Many Trees |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                   |
| Foundation        | Poured Concrete, Slab                                                |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 26               |
| Zoning         | CRB              |

### Listing Details

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