

# \$299,900 - 580027 Hwy 32, Rural Woodlands County

MLS® #A2217267

**\$299,900**

2 Bedroom, 1.00 Bathroom, 1,279 sqft

Residential on 10.05 Acres

NONE, Rural Woodlands County, Alberta

Beautiful and affordable acreage right off pavement! Approx 18 mins from Whitecourt & 43 mins from Edson. Sitting on 10.05 beautiful acres, fenced for horses! Perfect starter home or down sizer. Cute home featuring 2 bedrooms plus a den (could be a 3rd bedroom if you add a window), large 4pc bath, spacious & bright kitchen with large island (and smaller island on wheels), and bright dining room. The living room is spacious and features a cozy wood stove that heats the home very well, and a new window that opens letting in a nice breeze on warm days! Large mud room/laundry room is perfect for storage. Many updates over the years, including windows, electrical, kitchen/appliances, washer/dryer, well pump, mudroom addition, house shingles, garage shingles ~2 yrs, living room window ~ 2 yrs, bathroom, and more. This property is perfect for enjoying the outdoors quadding around the property, hosting parties (room for RV campers), having a quiet evening around the fire, and more! Large Garden can be revived again with some tlc! Outbuilding are included: 1 horse shelter, wood shed, storage shed, garbage shed. Closest to all levels of schools in Whitecourt and amenities! Great opportunity to own an affordable acreage to enjoy!

Built in 1970

## Essential Information



MLS® #	A2217267
Price	\$299,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,279
Acres	10.05
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	580027 Hwy 32
Subdivision	NONE
City	Rural Woodlands County
County	Woodlands County
Province	Alberta
Postal Code	T7S 1X1

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Additional Parking, Driveway, Gravel Driveway
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Storage
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Range, Window Coverings
Heating	Other, Propane, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Basement	None

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	See Remarks

### **Additional Information**

Date Listed	May 4th, 2025
Days on Market	1
Zoning	A2

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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