

# \$949,000 - 593068a Range Road 125, Rural Woodlands County

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MLS® #A2222914

**\$949,000**

6 Bedroom, 3.00 Bathroom, 2,724 sqft  
Residential on 8.08 Acres

NONE, Rural Woodlands County, Alberta

Discover the exceptional 8.08 acre property perched atop a gentle hill, offering a panoramic views of the McLeod River. This thoughtfully designed estate combines natural beauty with modern amenities, creating a perfect sanctuary for outdoor enthusiasts and those seeking luxurious country living. The property boasts a spacious 50X30 heated shop equipped with 3-10ft overhead doors, ideal for hobbyists, collectors or workshop enthusiasts. Numerous trails meander through the lush trees, providing endless opportunities for exploring with quads & side by sides, or just enjoying nature's tranquility. The elegant 2600 sq. ft. home features an expansive 2300 sq ft walk-out basement, both capturing breathtaking vistas of the surrounding landscape. Step Outside to relax in your hot tub and enjoy the meticulously curated perennial garden and plants that add vibrancy and charm through the seasons. This property has consistently been kept in pristine condition, inside and out, earning a beautification award from Woodlands County. Additional features that would stay include a fenced garden, garden sheds, green house, woodshed and some firewood. Before we move inside, we would also like to point out the original well is still in great working condition, and is used to wash vehicles, and water plants! Inside, you'll find a dream kitchen with soft-close cabinetry, nearly new



appliances, and freshly painted cabinetry that highlight the quartz countertops beautifully. The Brazilian hardwood flooring flows seamlessly through the main level bringing warmth to each room. The striking Douglas Fir timbers sourced from BC, serve as breathtaking focal points throughout the home, adding rustic charm and character. The living room has an array of stunning south facing windows that flood the natural light and provide spectacular views. The wood stove, a charming focal point adds to the rustic charm, a cozy ambiance, and helps those heating bills in the winter! The primary suite might be the biggest I have seen, and features an updated ensuite, with beautiful soaker tub and walk-in shower. Brand new shelving in the walk-in closet. With 3 huge bedrooms upstairs, and a matching 3 huge bedrooms downstairs, there is more than enough room for the whole family, plus guests. The boiler system updated (2020), Shingles 2008(30 yr), Hunter Douglas blinds, Fridge (2022), Wall oven with built in microwave, steam oven and cook top (2020), Washer & Dryer (2021). This beautiful acreage is more than just a property; it's a lifestyle-blending serenity, functionality, and timeless beauty. Don't miss the opportunity to call this exceptional estate your own!

Built in 2002

### **Essential Information**

MLS® #	A2222914
Price	\$949,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,724
Acres	8.08
Year Built	2002
Type	Residential

Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	593068a Range Road 125
Subdivision	NONE
City	Rural Woodlands County
County	Woodlands County
Province	Alberta
Postal Code	T7S 1P3

### Amenities

Parking	Gravel Driveway, Triple Garage Detached
# of Garages	3

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Natural Gas, Heat Pump
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden
Lot Description	Garden, Many Trees, Secluded, Brush
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	1
Zoning	CR

**Listing Details**

Listing Office                    RE/MAX ADVANTAGE (WHITECOURT)

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