

# \$649,000 - 1, 590075 Range Road 112, Rural Woodlands County

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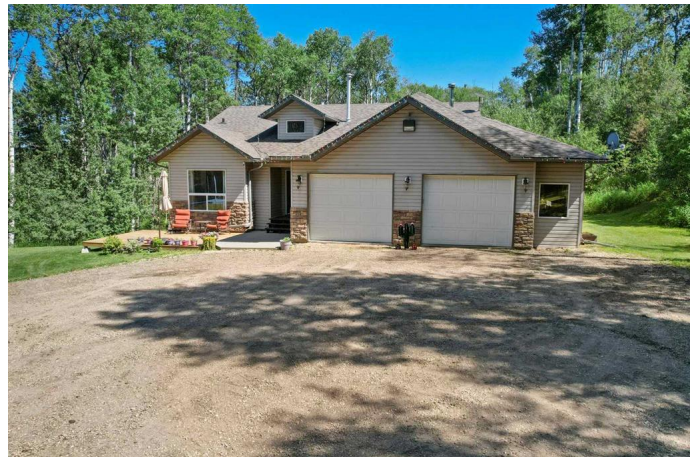
MLS® #A2247903

**\$649,000**

4 Bedroom, 3.00 Bathroom, 1,512 sqft  
Residential on 5.07 Acres

NONE, Rural Woodlands County, Alberta

Tucked away in a corner of Melody Lane, this beautifully manicured property offers privacy, space, and stunning views. To the north, you will find a crown-land pasture. On this 5+ acres are scenic trails, a fire pit area, and space to complete this serene retreat. The home is privately situated amongst the trees and lawns. The open-concept main level features a grand living room with a gas fireplace, a chef's kitchen with an island, a walk-through pantry, main floor laundry with sink, and built-in double wall ovens. The luxurious primary suite features deck access overlooking the backyard, a spa-style en-suite, and a walk-in closet. The front office or craft room can also work as a wonderful bedroom. The fully finished lower level walks out to grade level plus: two bedrooms - both with large windows, a bright family/games room, with a wood fireplace, and a wet bar. The main heat downstairs is forced air and in-floor heat - boiler was replaced in 2022. Central air conditioner, washing machine and dryer replaced within the last year too. An oversized double car garage is over 900 sq' with extra storage or workspace with 220 and hot & cold taps. Water softener and RO filters under the kitchen sink. Shed 11'x18' . Trails have been cut through the trees for walking throughout the property. A must-see getaway with every comfort just minutes from town!



Built in 2004

## Essential Information

MLS® #	A2247903
Price	\$649,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,512
Acres	5.07
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	1, 590075 Range Road 112
Subdivision	NONE
City	Rural Woodlands County
County	Woodlands County
Province	Alberta
Postal Code	T7S 1A2

## Amenities

Parking Spaces	10
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Living Room, Wood Burning

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	August 13th, 2025
Days on Market	1
Zoning	CR

### Listing Details

Listing Office	ROYAL LEPAGE MODERN REALTY
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