

22 593037 Range Road 122  
Rural Woodlands County, Alberta

MLS # A2152797



## \$589,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,808 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Garage Faces Front, Gravel Driveway, Heated Garage		
<b>Lot Size:</b>	5.46 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, Private, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	23-59-12-W5
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Bookcases, Built-in Features, Kitchen Island, Laminate Counters, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** na

**Stunning Acreage with Lake Views and Ample Space** Welcome to your dream home! This stunning property boasts 5 bedrooms, 3 bathrooms, and is situated on a picturesque 5.46-acre lot with breathtaking views of Shrum Lake. Perfectly blending modern amenities with serene countryside living, this home is a rare find. **Main Floor Highlights:** Open concept living area featuring a lovely gas fireplace, perfect for cozy evenings. A spacious kitchen with a large pantry, ideal for all your storage needs. Main floor laundry room for added convenience. A screened-in deck space where you can relax. Plenty of deck space both off the front and back of the house. Three well-appointed bedrooms and two bathrooms, with the primary bedroom featuring two walk-in closets. **Basement Features:** A fully finished basement offering two additional bedrooms and a bathroom. A second kitchen and a family room, perfect for entertaining or accommodating guests. A second laundry room for added practicality. A large mudroom connected to the garage with a walk-out to grade, ideal for easy access and storage. **Additional Property Features:** A large 30x50 shop, providing ample space for projects and storage. Partially fenced, making it suitable for horses. Close proximity to town, providing the perfect balance of peaceful living and convenience. This acreage is perfect for families, hobbyists, or anyone looking to enjoy the best of country living while still being close to town amenities. Don't miss out on this incredible opportunity!