

# **\$539,900 - 123007a Township Road 594, Rural Woodlands County**

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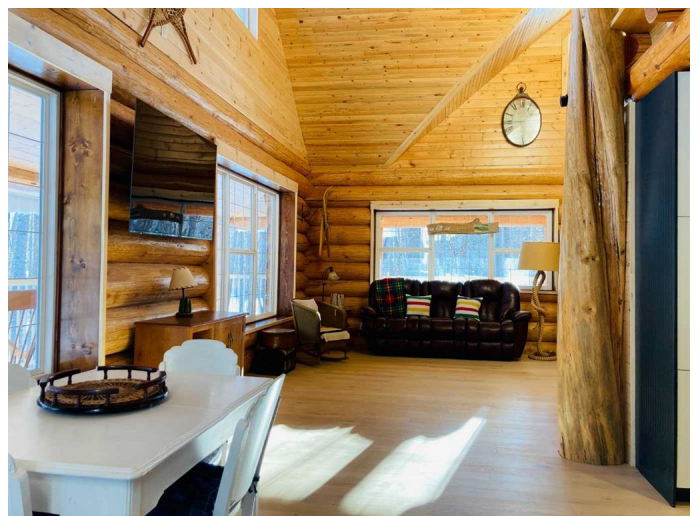
MLS® #A2185089

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,956 sqft  
Residential on 9.34 Acres

NONE, Rural Woodlands County, Alberta

How about 485' of River front?? If you are into riverboating this property could be perfect for you. Located just off Old Ferry Road you are only 3.6 kms from IGA, yet still so private. This 9.34 acres is the perfect spot for this almost 2,000 sq.ft. log home. To avoid issues with the river flooding this home was built above the flood plain on steel pilings with no basement. The utility room was even placed on the second floor, so again no issues. The home has a massive wrap around deck measuring 8' x 182' and its covered. There are accesses to the deck from 4 different parts of the home. Recent upgrades have made the home so inviting. The main door leads into the Dining Room with the Livingroom beyond. The kitchen opens up to the right and has all the appliances and an island with views to the forests. The living room is majestic as the ceilings are 2 storeys, highlighting the beautiful wooden staircase. The wood stove is the focal point and does well heating the whole home. The Primary bedroom is tucked away in the corner on the main floor so no stairs! It has massive windows overlooking the forestry with patio doors to the deck. There is also a 4 pc ensuite bathroom. There is also a 2pc bath off the back door. Upstairs there is an open office area with stunning views. Also 2 jack & jill bedrooms separated by 3 pc bath that also includes the laundry room that, would be



perfect for 2 kids. And the Utility room of course. There is an appraisal on file for more than the list price.

Built in 2010

### **Essential Information**

MLS® #	A2185089
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,956
Acres	9.34
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

### **Community Information**

Address	123007a Township Road 594
Subdivision	NONE
City	Rural Woodlands County
County	Woodlands County
Province	Alberta
Postal Code	T7S 1N4

### **Amenities**

Parking	None, Off Street
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### **Interior**

Interior Features	Built-in Features, High Ceilings, Natural Woodwork, Soaking Tub, Vaulted Ceiling(s), French Door, Master Downstairs
Appliances	Built-In Oven, Freezer, Microwave, Range Hood, Refrigerator, Dishwasher, Electric Cooktop
Heating	In Floor, Fan Coil
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Native Plants, No Neighbours Behind, Beach, Flood Plain
Roof	Metal
Construction	Log, Wood Siding, Wood Frame
Foundation	Piling(s)

## Additional Information

Date Listed	January 13th, 2025
Days on Market	127
Zoning	CR

## Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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