

# **\$439,900 - 623014 Range Road 62, Rural Woodlands County**

---

MLS® #A2192526

**\$439,900**

3 Bedroom, 2.00 Bathroom, 1,524 sqft  
Residential on 9.86 Acres

NONE, Rural Woodlands County, Alberta

Amazing property situated on a 9.86 a parcel lot. Located a quick 5 minute drive to Fort Assiniboine and 20 mins to Barrhead. This 2011 home boasts just over 1500sqft, with an open concept living area full of natural light. Enjoy seeing the abundance of wildlife from every room. The spacious kitchen has loads of white cabinets, pantry, gas stove and room for an island. Enjoy the extra space with the office nook, great for kids homework, or even crafting. The master bedroom is roomy with access to the deck to enjoy morning coffee. There is an accessible 3 pc ensuite with stand up shower and walk in closet. Down the hall on the other side of the home you will find 2 additional bedrooms, 4 pc bathroom and entrance to the 20x30' attached garage. The garage has room for the vehicles and toys, as well as cold storage. The home has NO CARPET!!!! and a nice added feature is all the doorways are 36". If inside didn't give you enough room, you'll have it outside. Enjoy 3 garden/storage sheds as well as a 20x24 shed/workshop with power. Work on projects out here or set up as a man cave. The yard is beautiful. Take in the beauty from the 12x76 wrap around deck. The property is set up with a well established garden, fully fenced w/electric gate, producing copious amounts of veggies. This fully established acreage is ready to move into and make it your own!!!!



Built in 2011

## Essential Information

MLS® #	A2192526
Price	\$439,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,524
Acres	9.86
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

## Community Information

Address	623014 Range Road 62
Subdivision	NONE
City	Rural Woodlands County
County	Woodlands County
Province	Alberta
Postal Code	T0G1A0

## Amenities

Parking	220 Volt Wiring, Additional Parking, Double Garage Attached, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Garden, Private Yard, Fire Pit
Lot Description	Back Yard, Treed

Roof	Asphalt
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	February 5th, 2025
Days on Market	107
Zoning	A1

### **Listing Details**

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.