

# **\$269,900 - 580027 Highway 32, Rural Woodlands County**

---

MLS® #A2217267

**\$269,900**

2 Bedroom, 1.00 Bathroom, 1,279 sqft  
Residential on 10.05 Acres

NONE, Rural Woodlands County, Alberta

Beautiful and affordable acreage right off pavement! Approx 18 mins from Whitecourt & 43 mins from Edson. Sitting on 10.05 beautiful acres, fenced for horses! Perfect starter home or down sizer. Cute home featuring 2 bedrooms plus a den (could be a 3rd bedroom if you add a window), large 4pc bath, spacious & bright kitchen with large island (and smaller island on wheels), and bright dining room. The living room is spacious and features a cozy wood stove that heats the home very well, and a new window that opens letting in a nice breeze on warm days! Large mud room/laundry room is perfect for storage. Many updates over the years, including windows, electrical, kitchen/appliances, washer/dryer, well pump, mudroom addition, house shingles, garage shingles ~2 yrs, living room window ~ 2 yrs, bathroom, and more. This property is perfect for enjoying the outdoors quadding around the property, hosting parties (room for RV campers), having a quiet evening around the fire, and more! Large Garden can be revived again with some tlc! Outbuilding are included: 1 horse shelter, wood shed, storage shed, garbage shed. Closest to all levels of schools in Whitecourt and amenities! Great opportunity to own an affordable acreage to enjoy!

Built in 1970



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2217267                         |
| Price          | \$269,900                        |
| Bedrooms       | 2                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,279                            |
| Acres          | 10.05                            |
| Year Built     | 1970                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 580027 Highway 32      |
| Subdivision | NONE                   |
| City        | Rural Woodlands County |
| County      | Woodlands County       |
| Province    | Alberta                |
| Postal Code | T7S 1X1                |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 6   |
| Parking        | Double Garage Detached, Additional Parking, Driveway, Gravel Driveway |
| # of Garages   | 2   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Kitchen Island, Storage  |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Range |
| Heating           | Other, Propane, Wood Stove   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Living Room, Wood Burning  |
| Basement          | None   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Storage   |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Siding   |
| Foundation        | See Remarks   |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 4th, 2025 |
| Days on Market | 109           |
| Zoning         | A2            |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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.