

\$679,900 - Lot 17, 585027 Range Road 112, Rural Woodlands County

MLS® #A2217903

\$679,900

4 Bedroom, 2.00 Bathroom, 1,687 sqft
Residential on 20.02 Acres

NONE, Rural Woodlands County, Alberta

The winding driveway, layered with trees driving up to this 20.02 acre property on Robison Road is breathtaking. You'll find yourself in awe as you drive up to the house and see the delicately manicured landscape of the land. The home welcomes you with a new front deck and stairs that walks around onto a larger deck that faces north. Inside, a beautiful array of southern windows (some have tint) that compliment how high your ceilings area and your living and dining space. The kitchen is nestled in the back onlooking your yard and apple orchard. The main floor has 2 bedrooms, one having an attached 3-pc bathroom that is also accessible for your guests. Walk upstairs in to your primary bedroom, which is the entire upstairs! Double sinks and a walk-in shower in your ensuite plus a soaker tub that has the most incredible view! The walk-in closet is what dreams are made of, and the most genius idea to have laundry built right in! The basement can be made to your desire, there is a murphy bed in there to make an additional bedroom or it could also be used as a office or additional living room. Off this room there is a 28X22 heated garage (infloor heat) that is currently used as living space, mud room and extra storage. A 26x36 heated shop - new shingles 2018-, and 30X40 metal Quonset built in 2024 are set out with a gravel drive to them, 6 garden boxes towards the house and a quad track for kids to enjoy. There is also an



orchard of apple trees and crown land borders the east side of the property. Brand new Well dug (35 GPM) in 2023. If you're looking for an affordable acreage close to Whitecourt, this just might be the property for you!

Built in 1997

Essential Information

| | |
|----------------|---|
| MLS® # | A2217903 |
| Price | \$679,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,687 |
| Acres | 20.02 |
| Year Built | 1997 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | Lot 17, 585027 Range Road 112 |
| Subdivision | NONE |
| City | Rural Woodlands County |
| County | Woodlands County |
| Province | Alberta |
| Postal Code | T7S 1P2 |

Amenities

| | |
|--------------|------------------------|
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Jetted Tub |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |

| | |
|-----------------|----------------|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-----------------------|
| Exterior Features | Balcony |
| Lot Description | Cul-De-Sac, Few Trees |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 8th, 2025 |
| Days on Market | 6 |
| Zoning | CR-1 |

Listing Details

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

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