

# **\$389,900 - 594028, 594028 Range Road 130 Range Se, Rural Woodlands County**

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MLS® #A2230858

**\$389,900**

3 Bedroom, 1.00 Bathroom, 1,620 sqft  
Residential on 8.93 Acres

NONE, Rural Woodlands County, Alberta

If privacy is what you seek, look no further! This property offers an expansive 8.93 acres of serene land, just a short 10-minute drive from town. The charming bungalow with over 1600 sf features 3 spacious bedrooms and a well-appointed 4-pcs bathroom, making it perfect for a couple, young family or older adults that donâ€™t want stairs or those looking for extra space. Built in 2009 this home has many modern features. The master bedroom has a walk-in closet. Large windows throughout the home provide breathtaking views of the surrounding trees and wildlife, creating a tranquil atmosphere no matter which room youâ€™re in. This single-level residence is built on a solid slab with in-floor heating and a hot water on-demand boiler, AS Well as a back up furnace - ensuring comfort year-round. The home boasts two covered concrete aggregate decks, measuring eight feet wide, on the south and east sidesâ€”ideal for outdoor relaxation and entertaining while being enveloped by nature. Inside, the open-concept layout seamlessly connects the living room, dining area, and kitchen, filled with natural light from numerous large windows. The kitchen is equipped with ample cabinetry, lots of counter space and perfect for all your culinary needs. This is an eat-in kitchen with a large open area.

For additional convenience, a covered shed



consisting of 1 c-can and a semi trailer for great storage, offering plenty of space for your boat, RV, or other recreational gear. The peaceful surroundings are complemented by raised garden beds, fire-pit and a variety of trees, creating a picturesque setting.

Recent updates include a new water heater and water softener, a new septic pump. Also to complete this already great property you will find a fridge, stove, microwave hood fan, stackable washer and dryer wine fridge, and water softener. This property truly embodies the harmony of nature and modern living

Build a large shop or garage you can run your business from this location Zoned CRB - There is plenty of land and tons of privacy to do as you wish.

Built in 2009

### Essential Information

|                |                               |
|----------------|-------------------------------|
| MLS® #         | A2230858                      |
| Price          | \$389,900                     |
| Bedrooms       | 3                             |
| Bathrooms      | 1.00                          |
| Full Baths     | 1                             |
| Square Footage | 1,620                         |
| Acres          | 8.93                          |
| Year Built     | 2009                          |
| Type           | Residential                   |
| Sub-Type       | Detached                      |
| Style          | Acreage with Residence, Villa |
| Status         | Active                        |

### Community Information

|             |                                        |
|-------------|----------------------------------------|
| Address     | 594028, 594028 Range Road 130 Range Se |
| Subdivision | NONE                                   |
| City        | Rural Woodlands County                 |

|             |                  |
|-------------|------------------|
| County      | Woodlands County |
| Province    | Alberta          |
| Postal Code | T7S 1P4          |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 30                                 |
| Parking        | RV Access/Parking, Gravel Driveway |

### Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Electric Stove, Microwave, Washer/Dryer Stacked, Water Softener                                                                                |
| Heating           | Boiler, High Efficiency, Hot Water, Natural Gas                                                                                                                        |
| Cooling           | None                                                                                                                                                                   |
| Basement          | None                                                                                                                                                                   |

### Exterior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Fire Pit, Garden, Private Yard, Storage                                                                                                                                  |
| Lot Description   | Backs on to Park/Green Space, Brush, Front Yard, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, Many Trees, Private, Rectangular Lot, Secluded, Treed, Native Plants |
| Roof              | Asphalt Shingle                                                                                                                                                                   |
| Construction      | Vinyl Siding                                                                                                                                                                      |
| Foundation        | None                                                                                                                                                                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 3               |
| Zoning         | CRB             |

### Listing Details

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

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