

\$425,000 - 593081b Highway 32, Rural Woodlands County

MLS® #A2246676

\$425,000

3 Bedroom, 1.00 Bathroom, 1,237 sqft
Residential on 10.18 Acres

NONE, Rural Woodlands County, Alberta

LOCATION! Discover this 3-bedroom home set on 10.18 acres of beautiful land, featuring a bonus 7.22-acre titled parcel with the sale—perfect for multi-family setups, hay farming, or additional privacy.

Located right next to Highway 32, enjoying paved access directly to your driveway, making it easy for big trucks and daily commuting. This acreage is fenced and suitable for horses offering multiple outbuildings including an old barn with stables, sheds to use to your desire, and 32x48 pole storage. Two water sources here, with an older well for watering bowls and all your outside needs, and a 2300 gallon cistern to the house. Recent upgrades include a new hot water, new pumps and pressure system (2024), tin roof installed around 2013, updated flooring and 4 pc bath, and fresh paint. The basement has some framing completed but otherwise open for your vision to come to life! There is an additional 41.11 acres that borders SW of the property that is not included but can also be available to purchase if you are looking for more land which can be subdivided in the future.

This property offers a fantastic combination of rural tranquility and excellent accessibility with loads of potential! Whether you™re looking for a family home, future hobby farm, or investment opportunity, this combined acreage has endless potential.



Built in 1960

Essential Information

MLS® #	A2246676
Price	\$425,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,237
Acres	10.18
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	593081b Highway 32
Subdivision	NONE
City	Rural Woodlands County
County	Woodlands County
Province	Alberta
Postal Code	T7S 1N3

Amenities

Parking	Parking Pad
---------	-------------

Interior

Interior Features	See Remarks
Appliances	Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Few Trees, Landscaped
Roof	Metal

Construction	Other
Foundation	Wood

Additional Information

Date Listed	August 8th, 2025
Days on Market	5
Zoning	AG

Listing Details

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



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.