

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

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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 | 118           |
| Zoning         | A2            |

**Listing Details**

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

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