

# **\$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	129
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.