

## \$449,999 - 623005 Rr60, Rural Woodlands County

MLS® #E4451960

**\$449,999**

3 Bedroom, 2.00 Bathroom, 1,470 sqft

Rural on 15.07 Acres

None, Rural Woodlands County, AB

Peace and Tranquility welcomes you!! This property which boasts 15 acres of a mix of trees, farm land, a creek but the WOW factor is the immaculately manicured fenced garden area that is absolutely stunning with a mix of fruit trees, islands of flowers, shrubs and vegetable garden to thoroughly enjoy. Appreciate the garden view from the covered deck or sunroom. This 3 bedroom 2 bathroom homes has had many recent upgrades such as insulated skirting, furnace & HT Tank, vinyl windows, toilets, door locks, flooring and upkeep to the roof plus much more. A double car heated detached garage and with large carport. A second fenced garden for vegetables and large backyard for enjoyment. Outbuildings include silo style shed w/ concrete floor, large mechanics shop/storage with power & wood stove, covered RV storage/cold storage shed with power. Currently +/- 8 acres in hay land (currently rented but not under contract). Located on a quiet road not far from Fort Assiniboine this property awaits you.

Built in 1993

### Essential Information

MLS® # E4451960

Price \$449,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,470                  |
| Acres          | 15.07                  |
| Year Built     | 1993                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 623005 Rr60            |
| Area        | Rural Woodlands County |
| Subdivision | None                   |
| City        | Rural Woodlands County |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T0G 1A0                |

### Amenities

|          |                                                  |
|----------|--------------------------------------------------|
| Features | Deck, Fire Pit, Sunroom, Vinyl Windows, Workshop |
|----------|--------------------------------------------------|

### Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | ensuite bathroom                        |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas |
| Stories           | 1                                       |
| Has Basement      | Yes                                     |
| Basement          | None, No Basement                       |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Creek, Fruit Trees/Shrubs, Landscaped, Private Setting, Vegetable Garden, Partially Fenced |
| Foundation        | Block                                                                                      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 62               |
| Zoning         | Zone 70          |

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Listing information last updated on October 9th, 2025 at 3:32am MDT