

# **\$1,700,000 - 50002 Twp Rd 622, Rural Woodlands County**

MLS® #E4419612

**\$1,700,000**

5 Bedroom, 2.50 Bathroom, 1,312 sqft

Rural on 481.00 Acres

None, Rural Woodlands County, AB

Extremely unioque property. Located East of Fort Assiniboine. 481 acres nestled privately at the end of a 2 mile scenic road.

Surrounded by Government Park Land on the North East and West sides. And one other landowner and the Athabasca River to the south. The building siute is developed on the north hillside with an open view of the pasture land in the home quarter. The future owner of this property will recognize and benefit from these features 1) Privacy and solitude if desired 2) Wildlife observation 3) Recreation in every aspect from - quadding, ski-doing, hunting, hiking, horse rides, river boating, fishing, and camping. 4) Fenced pasture for cattle or horses. 5) Plus a large wildland provincial park adjoins this property and extends miles to the North with trails.

**SUPURB PROPERTY**

Built in 1980

## **Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | E4419612    |
| Price      | \$1,700,000 |
| Bedrooms   | 5           |
| Bathrooms  | 2.50        |
| Full Baths | 1           |



|                |                        |
|----------------|------------------------|
| Half Baths     | 3                      |
| Square Footage | 1,312                  |
| Acres          | 481.00                 |
| Year Built     | 1980                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 50002 Twp Rd 622       |
| Area        | Rural Woodlands County |
| Subdivision | None                   |
| City        | Rural Woodlands County |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T0G 1A0                |

### Amenities

|          |   |
|----------|---|
| Features | Deck, Guest Suite, Hot Water Natural Gas, Walk-up Basement, Workshop, See Remarks |
|----------|---|

### Interior

|              |                       |
|--------------|-----------------------|
| Heating      | Forced Air-1, Propane |
| Fireplace    | Yes                   |
| Stories      | 2                     |
| Has Basement | Yes                   |
| Basement     | Full, Finished        |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Park/Trees, Creek, Cross Fenced, Fenced, Hillside, No Through Road, Private Setting, Recreation Use, See Remarks, Private Park Access |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 29th, 2025 |
| Days on Market | 102                |

## Zoning

## Zone 70

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Listing information last updated on May 11th, 2025 at 7:02am MDT