

# **\$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
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### 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	81

## Zoning

## Zone 70

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Listing information last updated on April 20th, 2025 at 4:02pm MDT