

# **\$399,900 - 131056 Township Road 590 Road, Rural Woodlands County**

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MLS® #A2238161

**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,520 sqft  
Residential on 7.96 Acres

NONE, Rural Woodlands County, Alberta

For Sale: Stunning 7.96 Acre Oasis with Triple M Manufactured Home

Discover the perfect blend of privacy and comfort in this beautifully designed 1,520 sq. ft. Triple M manufactured home, nestled on a serene 7.96-acre property surrounded by lush trees. This acreage offers a tranquil retreat while being just 10 minutes from Whitecourt, conveniently located off Highway 32 at Grove Creek Loop.

As you step inside, you'll be greeted by an inviting and spacious layout. The heart of the home features a modern kitchen, complete with stylish subway tile backsplash, abundant dark cabinetry, and generous counter space. Enjoy cooking and entertaining with ease around the sizable island, and take advantage of the convenient pantry for all your storage needs.

This home boasts 4 generously sized bedrooms and 2 full baths, ensuring ample space for family and guests. The primary suite is a true sanctuary, featuring a luxurious four-piece en suite with a relaxing Jacuzzi tub and a large walk-in closet. Each room is airy and bright, flooded with natural light, with loads of great windows and upgraded vinyl flooring flows throughout—no carpet here!



The property features a beautiful large front deck, perfect for enjoying morning coffee or evening sunsets, along with a smaller deck at the back. The sale includes all appliances—fridge, stove, dishwasher, microwave, beverage center, washer, and dryer—along with blinds, a shed, and a chicken coop, making this home ready for you to move in and enjoy. This 2015, 1520 sf home is move in ready with nothing to do but move in and enjoy.

This fabulous location offers not just privacy but also access to endless outdoor adventures. Explore thousands of acres of Crown land nearby, with breathtaking trails perfect for quadding or snowmobiling—an outdoor paradise awaits!

Don't miss the opportunity to own this exceptional property that combines comfort, space, and nature in a truly unique setting.

Built in 2015

### Essential Information

MLS® #	A2238161
Price	\$399,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,520
Acres	7.96
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### Community Information

Address	131056 Township Road 590 Road
Subdivision	NONE
City	Rural Woodlands County
County	Woodlands County
Province	Alberta
Postal Code	T7S 1P4

### Amenities

Parking Spaces	30
Parking	Driveway, Gravel Driveway, None

### Interior

Interior Features	Breakfast Bar
Appliances	Bar Fridge, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	BBQ gas line
Lot Description	Brush, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Many Trees, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### Additional Information

Date Listed	July 8th, 2025
Days on Market	61
Zoning	RS

### Listing Details

Listing Office	RE/MAX ADVANTAGE (WHITECOURT)
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