

# \$690,000 - 52 Woodland Estates Drive, Widewater

MLS® #A2241592

**\$690,000**

4 Bedroom, 3.00 Bathroom, 3,611 sqft

Residential on 4.27 Acres

NONE, Widewater, Alberta

This property at 52 Woodland Estates Dr. in Widewater sounds like a wonderful place to call home! With 4.27 acres, there's plenty of room to breathe and expand your dreams. The beautiful views and the surrounding trees offer a tranquil setting that's perfect for those who value privacy and nature. The home itself is over 3,600 sq. ft. - features 4 bedrooms and 3 baths, providing ample space for families or guests. The thoughtfully designed main floor is an entertainer's paradise, complete with a games room that includes a wet bar, full fridge, and dishwasher - perfect for hosting gatherings! There's also a cozy area for watching TV, ensuring everyone can find their own space to relax. Upstairs, you'll find the main living area, which includes three bedrooms and a spacious recreation room with abundant natural light and a gas fireplace for those chilly days. It sounds like a fantastic spot to unwind after a long day! The enclosed hot tub and gazebo with a firepit are lovely additions for enjoying evenings outdoors, while the quad trails through the trees add an adventurous touch to your property. The composite decking and metal railing provide durability and style for your outdoor spaces. Overall, this property seems to offer a perfect blend of comfort, functionality, and opportunities for personalization, whether you want to create a garden, add a shop, or simply enjoy the natural beauty around you. If you have any specific questions or need assistance with anything related to this



property, feel free to ask!

Built in 2012

### Essential Information

MLS® #	A2241592
Price	\$690,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,611
Acres	4.27
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	52 Woodland Estates Drive
Subdivision	NONE
City	Widewater
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G2M0

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water
Appliances	Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Stove(s), Washer/Dryer, Window Coverings, Instant Hot Water
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	See Remarks

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Private, Treed
Roof	Asphalt
Construction	Mixed
Foundation	Poured Concrete, See Remarks

## Additional Information

Date Listed	July 21st, 2025
Days on Market	53
Zoning	CR3

## Listing Details

Listing Office	RE/MAX REAL ESTATE
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