

# \$774,900 - 76135 Range Road 62 Road, Woking

MLS® #A2210971

**\$774,900**

3 Bedroom, 3.00 Bathroom, 1,856 sqft

Residential on 143.55 Acres

NONE, Woking, Alberta

143 acre property with 2 homes, Shop, Barn completely set up for horses and livestock located 35 minutes north of Grande Prairie by Woking AB. 1856 Sq/Ft 3 bedroom 2.5 Bathroom bungalow with large open kitchen , Dining and living areas. Kitchen has lots of cabinets with island and two sided gas fireplace onto the living room. 2 nice size kids bedrooms plus master bedroom with full ensuite and walk in closet. Home has lots of natural light and comes with central a/c and two large decks off front and back of the home. Second home has 3 bedrooms and 1 Bathroom but needs a bit of TLC. 54X80 pole shop with power is currently set up as an indoor riding arena but with 2 14" high over head doors could easily be turned into a large shop. lots of steel rail fences and auto stock waterers with numerous pens for all your livestock plus the balance of the quarter is all fenced and cross fenced with extra pasture and 2 hay fields. 2 oil sites on the property bring in Approx. \$7,000/ year. Water well was drilled in 2014 and was tested at 50 Gallons per minute that feeds the home and stock waterers plus there is 2 dugouts as well as the saddle hills county is in the middle of plumbing in municipal water to the property.

Built in 2003

## Essential Information

MLS® #

A2210971



Price	\$774,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,856
Acres	143.55
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	76135 Range Road 62 Road
Subdivision	NONE
City	Woking
County	Saddle Hills County
Province	Alberta
Postal Code	T0H 3V0

### Amenities

Parking Spaces	20
Parking	Driveway, Gravel Driveway, Parking Pad

### Interior

Interior Features	Open Floorplan
Appliances	None
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Double Sided, Gas, Kitchen
Basement	None

### Exterior

Exterior Features	Kennel, Private Entrance, Private Yard
Lot Description	Farm, Few Trees, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Many Trees, Meadow, Native Plants, Pasture, Private,

	Seasonal Water, Secluded, Sloped, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	70
Zoning	AG

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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