

\$489,000 - 620068 Rr 62, Rural Woodlands County

MLS® #E4448768

\$489,000

3 Bedroom, 2.00 Bathroom, 1,453 sqft

Rural on 16.00 Acres

None, Rural Woodlands County, AB

Are you in the market for one of the most meticulous almost new 3 bedroom 2 bath home on 16 acres with low property taxes only a mile from the quiet rustic community of Fort Assiniboine and Athabasca River Access, stop looking!! The sellers have put in all the effort and work and some fortunate buyers can enjoy all of it finished and ready for life! 1455 sq ft of airy ,light and roomy living. I think the pics say it all. There is a 30 amp RV hookup outside for your RV or visitors, hot and cold outside water hookups, woodsheds, storage sheds and a workshop with power, dog kennel, pasture for your hobby farm needs, and the property totally fenced and cross fenced and lots of stone landscaping all hauled in from the river which is only a stones throw away with camping and boating and soooo much more! Roughed in for AC. A must see



Built in 2022

Essential Information

MLS® #	E4448768
Price	\$489,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,453

Acres	16.00
Year Built	2022
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	620068 Rr 62
Area	Rural Woodlands County
Subdivision	None
City	Rural Woodlands County
County	ALBERTA
Province	AB
Postal Code	T0G 1A0

Amenities

Features	Crawl Space, Deck, Detectors Smoke, Dog Run-Fenced In, Exterior Walls- 2"x6", Fire Pit, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Workshop, See Remarks
----------	--

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Wood Stove, Natural Gas, Wood
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Modular
Exterior Features	Backs Onto Park/Trees, Boating, Corner Lot, Cross Fenced, Fenced, Golf Nearby, Landscaped, Private Setting, Schools, Sloping Lot, See Remarks
Construction	Modular
Foundation	Piling, See Remarks

Additional Information

Date Listed	July 19th, 2025
Days on Market	25
Zoning	Zone 70

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 13th, 2025 at 11:47am MDT