

# \$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        | Gravel Driveway, Parking Pad, Driveway |

### Interior

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

### Exterior

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

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

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 37               |
| Zoning         | AG               |

### **Listing Details**

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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