

# \$455,000 - 7, 120053 Range Road 121, Rural Woodlands County

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MLS® #A2252717

**\$455,000**

4 Bedroom, 2.00 Bathroom, 1,681 sqft  
Residential on 9.27 Acres

NONE, Rural Woodlands County, Alberta

Welcome to this stunning acreage at Whispering Hills, a perfect retreat for families seeking space, tranquility, and nature. Surrounded by a beautiful array of mature trees, this property offers plenty of opportunities for exploration and outdoor activities. While the home is open to the road, the lush woodland provides privacy and a sense of adventure right in your backyard. Built in 2018, this charming 1,680 sq ft modular home features four bedrooms, ideal for family living. You'll love the open-concept kitchen that seamlessly transitions to the pantry and laundry room—perfect for busy family life. The primary suite features a luxurious 5-piece ensuite and a large walk-in closet on one side, while the three additional bedrooms and a 4-piece bath add convenience and space on the other. The spacious 32x28 garage, has a 10-foot door, two exterior outlets, and 10 interior outlets—including a 220V plug—make it perfect for hobbies and projects. The reinforced ceiling is ideal for hunters wanting to bring game home.

Set on 9.78 acres of pristine land, the property boasts a serene creek flowing through the landscape with a cleared pathway leading down to a peaceful picnic spot. The well, installed in 2018, is highly productive, averaging over 35 GPM, and the property includes a modern septic treatment system.



Whether you're seeking outdoor recreation, peaceful surroundings, or a warm family home, this acreage offers the perfect blend of comfort for every buyer.

Built in 2018

### Essential Information

|                |                                                 |
|----------------|-------------------------------------------------|
| MLS® #         | A2252717                                        |
| Price          | \$455,000                                       |
| Bedrooms       | 4                                               |
| Bathrooms      | 2.00                                            |
| Full Baths     | 2                                               |
| Square Footage | 1,681                                           |
| Acres          | 9.27                                            |
| Year Built     | 2018                                            |
| Type           | Residential                                     |
| Sub-Type       | Detached                                        |
| Style          | Acreage with Residence, Double Wide Mobile Home |
| Status         | Active                                          |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 7, 120053 Range Road 121 |
| Subdivision | NONE                     |
| City        | Rural Woodlands County   |
| County      | Woodlands County         |
| Province    | Alberta                  |
| Postal Code | T7S 1N4                  |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry                     |
| Appliances        | Garage Control(s), Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |

|          |      |
|----------|------|
| Basement | None |
|----------|------|

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Other                                                          |
| Lot Description   | Brush, Cul-De-Sac, Greenbelt, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                |
| Construction      | Vinyl Siding                                                   |
| Foundation        | Piling(s)                                                      |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 67                  |
| Zoning         | Country Residential |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX ADVANTAGE (WHITECOURT) |
|----------------|-------------------------------|

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