



Rural Sturgeon County Alberta

\$1,088,000

Experience peaceful country living with upscale comfort! Situated on 2.47 beautifully treed acres in Sturgeon County, this tastefully updated bungalow offers over 2,100 sq ft on the main floor plus a legal 1,850 sq ft basement suite—ideal for multigenerational living or supplemental income. The freshly renovated kitchen features quartz counters, a center island with bar seating, S/S appliances & a corner pantry, while the vaulted living room w/ a wood burning fireplace & elegant arched windows bring in natural light & picturesque views. The main level includes a large primary bedroom w/ a 4-pc ensuite, 2 additional bdrms, 4-pc bath & a bright south facing sunroom surrounded by windows. The basement adds 2 more bdrms, a 2nd kitchen & a massive rec room. Outside, a large 4+ car garage/shop with 10' doors & side kitchen provides all the room you need for toys, tools, or a home business + a greenhouse w/ heat & power. Minutes to St. Albert & Edmonton, this ideal property blends privacy, practicality & charm (id:6769)

Bedroom 4 4.99 m X 4.06 m

Bonus Room 4.67 m X 4.9 m

Bedroom 5 4.98 m X 3.18 m

Recreation room 10.76 m X 5.29 m

Second Kitchen 5.11 m X 3.4 m

Storage 4.29 m X 2.36 m

Living room 5.83 m X 4.45 m

Dining room 5.1 m X 4.83 m

Kitchen 5.97 m X 4.35 m

Primary Bedroom 5.3 m X 4.08 m

Bedroom 2 4.27 m X 3.73 m

Bedroom 3 3.71 m X 3.32 m

Sunroom 5.14 m X 4.09 m

Laundry room 2.1 m X 1.8 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<http://www.marceltessier.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.