



Rural Parkland County Alberta

\$570,000

Country privacy just minutes from Spruce Grove! Situated on 3.01 private, treed acres in Landmark Estates I, minutes from Spruce Grove w/pavement to the gravel driveway, this cozy bungalow offers a great opportunity for renovators, investors, or buyers looking to build equity. Set on high & dry land, this home features over 1,400 sq ft of finished living space w/3 beds on the main, including a primary w/2-pce ensuite, plus 4pce main bath. The traditional layout offers separate living spaces w/the kitchen & dining area connected, while the living room is warmed by a cozy wood stove. The partially finished basement includes 2 bedrooms, den, rec room, 3pce bath, laundry & utility room. A high-efficiency furnace is already in place. Outside you'll find a 23' x 25' detached garage w/concrete parking pad, front porch, deck, firepit area, sauna, plenty of extra parking & room for RV storage. A solid home w/good bones, ready for your renovation ideas to unlock its full potential & create a space uniquely your own (id:6769)

Den 4.53 m X 3.2 m

Bedroom 4 4.5 m X 3.25 m

Bedroom 5 2.99 m X 3.45 m

Laundry room 3.14 m X 3.05 m

Utility room 3.27 m X 4.2 m

Recreation room 5.66 m X 4.43 m

Living room 6.03 m X 4.69 m

Dining room 3.72 m X 3.44 m

Kitchen 3.47 m X 3.44 m

Primary Bedroom 4.7 m X 3.21 m

Bedroom 2 2.78 m X 3.21 m

Bedroom 3 3.4 m X 4.34 m

Listing Presented By:



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