



## 55204 RGE RD 222 2 Rural Sturgeon County AB

\$449,900

Welcome Home! Sprawling 2320 sq ft bungalow first just right on this private 2 acre lot just north of the river with quick access to Fort Saskatchewan and major highways to industrial heart land and so much more. City Water. Walking trails and country living just out side your front door with quick access to the River. Corner end lot in the sub division with mature trees has only one neighbour and situated perfectly providing sunny treed covered yard space. Oversized double attached garage and plenty of parking. Country curb appeal and tons of storage and space. Large bungalow with no basement and crawl space access. Entrances front and back lead to 2 large living rooms, 3 full bedrooms, breakfast nook, ample kitchen, fireplace, large master bedroom with walk in closet, additional closet, and full bathroom ensuite. Utility room and laundry room. Pantry has rough in bathroom for third bathroom option. Mud room with direct access to garage. Back patio. And the list goes on and on! Updated Roof and more!

Listing Presented By:



Originally Listed by:  
Realty Executives Focus

expert@jarettjohnson.com  
<http://www.jarettjohnson.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net