



## 53504 RGE ROAD 274 26 Rural Parkland County AB

\$799,900

Located minutes to Spruce Grove on paved roads awaits a fully finished, spacious family home on a unique 3 acres in Landmark Estates. This renovated 4 bed, 3 bath bi-level sits on a corner lot with manicured lawns, extensive exposed aggregate & stamped concrete features, raised garden boxes, fire pit area, 10x16 shed, heated 35x45 shop w/ 8' overhead door, LARGE multi tiered deck and a walking trail through the trees that circle your natural pond were wildlife visits. Step inside and you'll notice an open concept w/ high ceilings & skylight, over 2,600sft dev. space, hardwood floors, wrought iron railings, custom kitchen reno w/ extra storage in the islands, Miele appliances, gas stove top and granite counters. Other features include renovated 4 pce ensuite & basement bathroom, modern trim & baseboards, cozy wood burning fireplace in your spacious 16x25 family room, new shingles in '19, pool deck in '21 & new septic pump and well pressure tank in '20. This is your acreage oasis only minutes from town.

Listing Presented By:



Originally Listed by:

RE/MAX PREFERRED CHOICE

tannerhawryluk@remax.net

<http://www.tannerhawryluk.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215

rsplant@telus.net