



26500 HWY 44 #301 Riviere Qui Barre AB

\$265,000

Welcome to the quiet community of Riviere Qui Barre; a thriving hamlet complete w/municipal water/sewer services, a K-9 school, arena, soccer field, playground & daycare center. Just a quick 20-minute commute to St. Albert & only 30 minutes to Edmonton. Highlights of this cozy home featuring over 1200sqft of living space include at it's heart a bright open concept kitchen/dining area w/all appliances & a ton of cabinetry, spacious living room & a large laundry/storage room complete w/washer & dryer. Located at one end of the home, is a spacious master suite w/4pce ensuite & walk-in closet with 2 additional bedrooms positioned at the opposite end of the home for privacy. Private corner lot, fully fenced w/a large, newly built deck overlooking a huge backyard. Heated single car garage & plenty of front driveway parking. Excellent opportunity for first time buyers just staring out or empty nesters seeking to downsize & escape to a quieter setting. Here enjoy THE PERFECT MIX of small town & country living!

Listing Presented By:



Originally Listed by:

Royal LePage Noralta Real Estate

tyson@royalpage.ca

<https://tysonmoroz.com/>



RE/MAX Real Estate

129 Mountain Ash Drive ,
Wetaskiwin, AB,

Phone: 780-361-9215

rsplant@telus.net