



## 51101 RGE ROAD 222 353 Rural Strathcona County AB

\$609,000

Superbly located on Northern Bear golf course with wide, expansive views. A gated community in a serene neighbourhood. "Villas on the Green" has paved lane access to the golf course; just seconds away. This well kept home backs onto the 7th fairway of the Jack Nicklaus designed course. A bungalow with walk-out basement, large floor-to-ceiling windows, 9 & 10 foot high ceilings with open design. Main floor offers open living & dining room with doors out to the spacious deck. 2 bedrooms, 2 full bathrooms & a guest bathroom. There's a well-equipped kitchen with huge island, granite & quartz counters, masses of cupboards & drawers. Laundry is on the main floor. Lower level has a huge great room, electric fireplace & doors to the covered patio. There is a large bedroom, a 5 piece bathroom, & an office or workout room. Garage is an oversized double. Monthly fee of \$150 covers lawn and snow. There is easy access to Sherwood Park [20 minutes drive], Beaumont, Nisku & airport.

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

denise.rout@gmail.com  
<http://www.deniserout.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)