



## 53024 RGE ROAD 215 Rural Strathcona County AB

\$899,999

BRING YOUR HORSES TO THIS WELL EQUIPPED 40 ACRES PARCEL JUST 7 MILES EAST OF SHERWOOD PARK. THE PROPERTY FEATURES A SUPER CLEAN, VERY WELL KEPT 2120 SQ FT BUNGALOW BOASTING NUMEROUS UPGRADES INCLUDING HARDWOOD FLOORS, COMPLETE KITCHEN RENO, SIDING, WEEPING TILE, SOME WINDOWS INCLUDING 3 IN THE BASEMENT, METAL EXTERIOR DOOR AND STORM DOOR, PATIO DOOR, MUDROOM, BATHROOM, WELL PUMP, 3300 GAL CISTERN, & SEPTIC PUMP. THE LIVING ROOM, FAMILY ROOM AND BEDROOMS HAVE BEEN RENOVATED FOR MODERN FINISHES. A VERY NICE FEATURE OF THE PROPERTY IS A BRIGHT AND SUNNY, VERY SPACIOUS AND OPEN FAMILY ROOM. THE TRIPLE GARAGE COMES WITH NEW DOORS, DOOR OPENERS, SHINGLES, AND SIDING. ALSO COMES WITH A 30 X 60 TEN BOX STALL BARN C/W HEAT, TACK ROOM AND WATER. THERE IS ALSO A 40 X 60 HAY SHED, AND NUMEROUS SHELTERS. THE LAND IS FENCED AND COMES WITH A ROUND PEN AND OUTDOOR ARENA.

Listing Presented By:



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