



## 702 57304 Range Rd 25 Rural Barrhead County AB

\$479,900

CUSTOM BUILT HOME \*\*ORIGINAL OWNER \*\* You might not find anything as nicely set up as this property for the same price! This LIKE-NEW 1450 sqft 3+1 Bdrm bi-level is situated in Moonlight Bay Estates 45 minutes NW of Edmonton near Lac La Nonne .This super-clean property has all the EXTRAS: central air conditioning, hardwood floors throughout main & upper levels, vaulted ceilings, 4-Zone in-floor heating (in bsmt floor, both garage floors AND ensuite bathroom floor), on demand hot water (new 2022), 9 foot ceilings throughout entire house, home theatre projector-screen, asphalt driveway with pickleball court, custom blinds, underground power, wood stove and more. The upper 370 sqft is mostly the master bedroom! The stove, dishwasher, microwave hood fan have all been replaced 4 years ago, and the RO water unit under kitchen sink stays. Senior Owners are retiring to Edmonton.....and want to make their home your home.

Listing Presented By:



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