



## Rural Parkland County Alberta

\$1,038,000

Out of Subdivision & pavement to the driveway! Only Minutes to Spruce Grove. Fenced & Cross Fenced. Vaulted Ceilings - Open Concept, family room open to the dining area. Kitchen with granite countertops, large Island, walk in Pantry. Family room with a Cozy Wood-Burning Fireplace finished with stacked rock. Den/Flex room on the main floor that could be used as a 3rd bedroom. Primary bedroom with a 4 piece ensuite, Jacuzzi tub, walk-In Closet, Laundry Chute! Basement finished with a Recreation room, 2 Large Bedrooms, Craft room. Laundry plus a 3 piece bath. Front Veranda 5x39 ft & Covered Rear Deck 21x12 w/ Gas BBQ line. Triple 36x28 Garage has 220AMP, Hot/Cold Water, Double & Single Doors, front & rear man doors. SHOP! Metal Clad 40x50 Shop w/ 12x14 Overhead Door, Mezzanine, 220AMP (x2) Power, Floor Drain. Tastefully Landscaped, RV parking, & Much more. So many possibilities being out of a subdivision. (id:6769)

Bedroom 3 3.48 m X 4.17 m

Bedroom 4 3.63 m X 3.54 m

Recreation room 5.18 m X 5.98 m

Laundry room 2.85 m X 2.77 m

Living room 5.63 m X 4.22 m

Dining room 3.25 m X 2.79 m

Kitchen 3.51 m X 4.33 m

Den 3.04 m X 3.9 m

Primary Bedroom 4.31 m X 4.98 m

Bedroom 2 2.9 m X 3.89 m

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

<http://www.superproperties.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)