



## Rural Sturgeon County Alberta

\$750,000

On top of the hill looking over the countryside sits this WALK-OUT BUNGALOW with a circular driveway leading to the TRIPLE HEATED GARAGE. Some of the many features include SOLAR PANELS Offering Energy Efficiency & Cost Savings, hardwood flooring, wood fireplace, granite countertops in the kitchen, slate backsplash, loads of cabinets & work space. The vaulted ceiling throughout the main living area & huge windows provide spectacular views! The west-facing deck is partly covered & is the perfect spot to enjoy evening sunsets. 3 bedrooms on the main level, 4pc ensuite in the primary bedroom & a main 4pc bathroom. Side door leads to a mudroom & laundry area. In-floor heating in the partly finished basement - the main work has been completed - just needing some finishing work - interior doors & trim. 2 more large bedrooms, 2 flex rooms & a 4pc bathroom complete this level. The doors in the basement lead to an enclosed area - great for a hot tub area. Beautiful site with natural windbreak on two sides. (id:6769)

Family room 4.14 m X 9.55 m

Bedroom 4 3.49 m X 4.86 m

Bedroom 5 3.33 m X 4.41 m

Storage 3.33 m X 3.58 m

Living room 5.22 m X 5.87 m

Dining room 4.15 m X 4.04 m

Kitchen 4.3 m X 4.37 m

Primary Bedroom 3.96 m X 4.86 m

Bedroom 2 3.52 m X 3.77 m

Bedroom 3 3.07 m X 3.98 m

Listing Presented By:



Originally Listed by:  
RE/MAX Edge Realty



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.