



## Rural Sturgeon County Alberta

\$840,000

If you've ever wanted acreage living without sacrificing the comforts of a well-loved, thoughtfully updated home -- this is it. Set on 1.53 private, treed acres, this 1,476 sq ft walkout bungalow delivers on every level. The renovated main floor impresses from the moment you walk in: updated kitchen with quartz counters, white cabinetry, marble tile backsplash and stainless appliances, two distinct living spaces-- each with their own personality -- anchor the main floor, with French doors opening to a sprawling deck where the treetops become your backdrop. Downstairs, the walkout level adds two bedrooms, games room, full bath, and direct access to the covered patio. Storage is everywhere -- including a spectacular 39'6 x 33'3 separate shop at 1,393 sq ft. Two large bays, a hydraulic car lift, built-in shelving, and room for every vehicle, sled, or side-by-side you own. If the shop doesn't sell it, the firepit will. Mature trees. Real privacy. The kind of property that doesn't come up often. (id:6769)

Bedroom 2 3.74 m X 3.08 m

Bedroom 3 3.33 m X 3.94 m

Bedroom 4 4.27 m X 3.15 m

Bonus Room 3.84 m X 6.82 m

Recreation room 5.23 m X 10.78 m

Living room 4.56 m X 4.11 m

Dining room 3.02 m X 2.42 m

Kitchen 2.9 m X 2.65 m

Family room 4.83 m X 3.02 m

Primary Bedroom 3.34 m X 4.46 m

Breakfast 2.48 m X 2.9 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<https://www.makeityourhome.ca/>



**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.