



## Rural Sturgeon County Alberta

\$769,000

Nestled on 4 private acres in Aspen Ridge between Gibbons and Redwater, this beautifully maintained acreage offers the perfect blend of country charm, functionality, and privacy. Backing onto reserved Crown land, enjoy peaceful views, mature maple trees, landscaped grounds, a pond with fountain, and a fully irrigated front lawn with timer system. The home features thoughtful updates including a newer hot water tank (3 yrs), newer fridge (2 yrs), and durable 50-year shingles on both the house and oversized shop. Inside, the custom Elmira stove adds warmth and character to the heart of the home. Outside, the massive heated shop boasts a second level, wood stove, and new overhead door--ideal for hobbyists, storage, or business use. Horse lovers will appreciate the fenced back pasture and hay storage setup. A charming antique summer house with services already in place awaits your vision for a future guest house or studio retreat. A rare opportunity offering space, privacy, and endless potential just a short d (id:6769)

Family room 4.47 m X 7.77 m

Bedroom 3 3.79 m X 3.49 m

Bedroom 4 4.57 m X 2.68 m

Living room 3.49 m X 4.38 m

Dining room 5.19 m X 3.64 m

Kitchen 4.25 m X 3.55 m

Den 3.03 m X 2.19 m

Primary Bedroom 3.91 m X 4.36 m

Bedroom 2 4.64 m X 2.76 m

Listing Presented By:



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