



## Rural Sturgeon County Alberta

\$715,000

STUNNING 2600 sq.ft WALK-OUT BUNGALOW situated on 3.07 acres is ideal for those seeking ample space to call their own! With 3+2 bedrooms & 3.5 bathrooms, there is so much to love from the soaring ceilings, A/C, granite countertops throughout, new cistern, newer roof, heated oversized double attached garage, the list goes on! Step inside & be greeted by a bright interior with an open concept design that seamlessly connects the living, dining & kitchen area perfect for gatherings & entertaining. Off the front door is a formal dining area that can be used as an additional sitting area or office, down the hall is a 4pc bath, 3 bedrooms including the spacious primary bedroom with huge W/I closet, 5pc bath & access onto your large sunny deck. Rounding off the main floor is a 2pc bath & laundry room. The WALKOUT basement is 90% finished & offers an expansive versatile family/rec room, 2 bedrooms, 3pc bath & storage. Outside, the property spans 3.07 acres providing an oasis for outdoor activities & enjoyment. (id:6769)

Family room 9.93 m X 4.45 m

Bedroom 4 4.44 m X 4.75 m

Bedroom 5 3.36 m X 4.75 m

Recreation room 6.29 m X 4.89 m

Living room 4.71 m X 6.59 m

Dining room 3.27 m X 7.68 m

Kitchen 6.16 m X 4.63 m

Primary Bedroom 4.63 m X 4.63 m

Bedroom 2 3.7 m X 4.22 m

Bedroom 3 3.2 m X 3.53 m

Listing Presented By:



Originally Listed by:  
YEGPro Realty

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