



Rural Parkland County Alberta

\$1,100,000

WALKOUT Bungalow & Attached QUAD GARAGE (24Wx26L & 36Wx33L, heated, 220V, water) on 2.44 acres at the end of a cul-de-sac in West 35 Estates subdivision, backing onto greenspace and overlooking the North Saskatchewan River. This 1,756 sqft (plus full basement) home features main floor laundry, hardwood flooring and plenty of space for entertaining. On the main level: gourmet kitchen with large centre island, formal dining room, bright breakfast nook w/ bay window & deck access, spacious living room w/ triple-sided gas fireplace, large laundry room w/ cupboards & counter, 2 full bathrooms and 2 bedrooms including the owner's suite w/ jacuzzi ensuite. In the walkout basement: in floor heat, huge family/rec room w/ wood burning fireplace & patio access, 2 bedrooms, 4-pc bathroom & storage rooms. Outside: east & south facing decks & patios, many out buildings, RV parking pad and a long, paved driveway w/ gated access. Nestled into mature trees; plenty of walking trails. 5-min to Devon & 20-mins to Edmonton. (id:6769)

Family room 10.89 m X 6.1 m

Bedroom 3 4.17 m X 3.96 m

Bedroom 4 2.67 m X 3.78 m

Storage 3.3 m X 2.29 m

Storage 2.12 m X 1.83 m

Living room 4.93 m X 5.29 m

Dining room 4.44 m X 3.65 m

Kitchen 3.77 m X 3.18 m

Den 3.59 m X 4.54 m

Primary Bedroom 3.76 m X 4.79 m

Bedroom 2 3.74 m X 3.29 m

Laundry room 2.8 m X 3.86 m

Listing Presented By:



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