



Rural Parkland County Alberta

\$1,500,000

UNMATCHED 4-ACRE PARCEL WITH 2,000 SQ FT EXECUTIVE-SCALE HEATED SHOP! Perfectly positioned in a premier, fully paved subdivision south of Hwy 16A between Spruce Grove & Edmonton. This pristine, maturely treed acreage offers a paved, wrap-around circular driveway ideal for multi-vehicle collections, hobbyists, or trailers with zero gravel dust. The massive 2,000 sq ft detached shop is a high-utility masterpiece: fully insulated, featuring independent gas metering, its own dedicated septic tank, a 2-pc bathroom, heavy hoist rail, 220V power, and a heavy outdoor RV/trailer power pedestal. The solid 1976 4-bed, 2.5-bath bungalow offers timeless structural bones, a spacious living room with picturesque acreage views, 2 wood-burning fireplaces, 2023 furnace, a 2023 H2O Tank, 200-AMP house panel, a massive wraparound deck, drilled well, septic tank & Field, and an oversized double detached garage. A rare high-utility property combining ultimate workspace assets, pristine privacy, and immediate city convenience (id:6769)

Family room 7.44 m X 3.84 m

Bedroom 4 3.81 m X 2.87 m

Living room 8.05 m X 4.08 m

Dining room 3.99 m X 2.74 m

Kitchen 4.11 m X 3.38 m

Primary Bedroom 4.6 m X 3.81 m

Bedroom 2 3.87 m X 3.17 m

Bedroom 3 3.87 m X 3.17 m

Listing Presented By:



Originally Listed by:
RE/MAX River City

<http://www.debisells.ca/>



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