



## Edmonton Alberta

\$2,500,000

Excellent holding property that has a beautiful bungalow that can be enjoyed until the land is ready to develop! Exceptional location in Edmonton's NE area this 22.76 acre parcel is located in an approved ASP. The property borders and includes part of a ravine overlooking a beautiful valley, river and ponds. An amazing view now and for the future residents when developed. What you get to enjoy until that time comes is a renovated bungalow with a large primary suite (2 BR's combined) a 2nd BR, bathroom with large soaker tub & walk-in shower. Kitchen with a gas range in the island, wall ovens, built in dishwasher, lots of cupboards and eating bar. Large dining area, living room and huge family room. Enjoy the wood burning fireplace, which has been integrated into the heating system. Saves a lot on your gas bills! An additional bathroom and direct entrance to your triple heated garage with 10' ceilings. The basement has 2 bedrooms. 2 Shops on the property, 2 wells, cistern for water. Beautifully landscaped! (id:6769)

Bedroom 3 4.28 m X 4.45 m

Bedroom 4 3.52 m X 4.49 m

Living room 6.23 m X 7.29 m

Dining room 3.04 m X 3.56 m

Kitchen 4.63 m X 3.45 m

Family room 7.56 m X 3.76 m

Primary Bedroom 6.18 m X 3.93 m

Bedroom 2 3.43 m X 3.46 m

Listing Presented By:



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RE/MAX Real Estate

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