



## Rural Sturgeon County Alberta

\$1,395,000

Welcome to this beautifully renovated 1730 Sq Ft bungalow located just outside Cardiff! This 4 Bedroom and 3 Full bath dream home awaits. Exceptional private acreage with municipal water & sewer, paved access, and a sliding gate with opener. Beautifully treed, quiet lot with abundant wildlife & sewer connections prepaid to Sturgeon County, including access and utility easements. The home features an ICF basement and ICF garage grade beam, 2x6 construction, stucco exterior, and 35-year shingles. Hydronic heat in the basement and garage, precast garage sump connected to septic, and over \$100,000 in main-floor renovations since 2020. Gas fireplace (2014) with custom fir beam mantle reclaimed from a grain elevator, central vac with separate garage unit. The 50'x80' engineered shop (2016) offers 16' walls, two 14'x14' doors and one 12'x10' door, reinforced hoist pad, R50 attic / R22 walls, two 60K BTU radiant heaters, 100A service, washroom prepped for septic, and 10'x60' mezzanine w/ office. (id:6769)

Family room 3.33 m X 4.48 m

Bedroom 2 3.43 m X 3.63 m

Bedroom 3 4.2 m X 3.43 m

Bedroom 4 3.09 m X 4.06 m

Bonus Room 3.97 m X 5.9 m

Second Kitchen 3.45 m X 3.79 m

Living room 5.68 m X 4.69 m

Dining room 5.66 m X 2.92 m

Kitchen 5.14 m X 3.48 m

Primary Bedroom 4.83 m X 4.13 m

Listing Presented By:



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