



Rural Parkland County Alberta

\$879,000

Beautifully maintained 4.58-acre property in Garden Grove Estates, just minutes from Spruce Grove and Stony Plain with pavement to the driveway. This 1,765 sq ft walkout bungalow offers 5 bedrooms, 4 bathrooms, 2 flex rooms, vaulted ceilings, southwest exposure, and a fully finished basement with in-floor heating. The custom maple kitchen features a gas stove and corner pantry, and the bright sunroom is perfect for morning coffee. Enjoy an indoor hot tub, two large decks, and serene views. The landscaped, fully fenced yard includes mature trees, perennials, a double attached garage, a 30' x 50' heated shop with 10' door, and a separate welder's shop. Additional highlights include two hot water tanks replaced in 2020, a \$535/month rental income from an Xplornet cell tower on the property, a ride-on John Deere lawn tractor, two small harrows, and a gazebo. Ideal for families or retirees, this move-in ready lake backing acreage offers space, comfort, and exceptional functionality. (id:6769)

Family room 9.25 m X 9.2 m

Bedroom 4 6.96 m X 4.01 m

Bedroom 5 4.62 m X 3.23 m

Living room 6.11 m X 4.43 m

Dining room 3.75 m X 3.18 m

Kitchen 4.45 m X 4.22 m

Primary Bedroom 4.85 m X 4.72 m

Bedroom 2 3.41 m X 3.26 m

Bedroom 3 3.4 m X 3.07 m

Sunroom 3.03 m X 2.9 m

Listing Presented By:



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