



## Rural Parkland County Alberta

\$465,000

Bungalow with attached oversized double garage (23Wx30L, heated, insulated) on 5.2 acres in Rolling Hills subdivision, only 10 minutes North of Spruce Grove & Stony Plain. This 1,715 square foot (plus full basement) home features a vaulted ceiling and open concept floor plan. On the main level: living room with large windows and a wood burning fireplace, kitchen with eat-up center island and large eat-up peninsula, dining room with built in buffet, spacious family room with gas fireplace, a 4-pc main bathroom and 3 bedrooms including the owners suite with 2-pc ensuite. The partially finished basement, with laundry, is awaiting your finishing touches. Outside: partially treed and partially cleared, fenced & gated acreage, set up for horses; the yard boasts a heated swimming pool with pool deck, large powered workshop/shed, greenhouse, patio and front porch. Fantastic private location only 20 minutes from Edmonton! (id:6769)

Laundry room Measurements not available

Living room 6.03 m X 6.75 m

Dining room 3.02 m X 2.68 m

Kitchen 4.09 m X 3.2 m

Family room 4.14 m X 7.12 m

Primary Bedroom 4.02 m X 3.33 m

Bedroom 2 3.44 m X 3.23 m

Bedroom 3 2.37 m X 3.48 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

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