



## Rural Strathcona County Alberta

\$949,900

Minutes from Sherwood Park in a well established subdivision sits this 2600sqft of living space home and 1200sqf of shop! Located on 3.09 acres of rolling land, sparsely treed for ease of maintenance and enjoyment. Perfect hobby farm, 30x40 heated shop, 6 floor slab for heavy equipment, in floor hoist, 12 high ceilings and 16x11 O/H door. The beautiful Bi-Level home is fully finished with a very recent renovation. Absolutely no expense spared and everything is new! Gorgeous open floor plan affords large family gatherings and room for your growing family! Tonnes of cabinet space, quartz counters, stainless steel appliances, large eating area and so much more! Total of 5 bedrooms including spacious Master bed with 3 piece ensuite! New roof in 2021, Septic system was installed in 2013 (\$60,000 dollar value!). Also new 3000 gallon cistern. Double attached garage provides extra working and parking space. Lots of Garden space to grow your own fresh produce. Nothing left to do but move in! (id:6769)

Family room 8.52 m X 5.66 m

Bedroom 4 3.98 m X 3.47 m

Bedroom 5 3.98 m X 3.05 m

Living room 4.92 m X 4.71 m

Dining room 4.06 m X 3.07 m

Kitchen 4.49 m X 4.06 m

Primary Bedroom 3.95 m X 3.8 m

Bedroom 2 3.65 m X 3.19 m

Bedroom 3 3.19 m X 3.04 m

Listing Presented By:



Originally Listed by:  
Royal LePage Prestige Realty

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net