



## Rural Strathcona County Alberta

\$779,000

Acreage living at its finest, this walk-out bi-level on 3+ acres offers over 1240 sq ft of living space. Having city water eliminates the need for time consuming water hauling. This bright home features 3 bedrooms upstairs, including the primary bedroom with a 3 piece ensuite. The lower level has been extensively updated and has 9-foot ceilings, an additional bedroom, 3 piece bathroom and rec room. Updates include a newer roof, basement reno, in-floor heating and fencing. The property is beautifully landscaped with natural fresh water sources for a gardening area to grow your own produce and a pond for learning how to skate like the next big hockey star and enjoying wildlife. Experience the peace of acreage living with the security of being located within a subdivision. Located 10 minutes from Sherwood Park, it's close to the rapidly growing Ardrossan, spray parks, and a rec centre. Nearby schools provide great educational opportunities. A rare find offering tranquility and modern amenities. (id:6769)

Bedroom 4 12'6" x 12'10"

Recreation room 19'5" x 15'7"

Living room 13' x 16'8"

Dining room 10'2" x 11'8"

Kitchen 10'2" x 12'1"

Primary Bedroom 13' x 14'

Bedroom 2 10' x 10'

Bedroom 3 9'11" x 10'

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate



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