



## Rural Sturgeon County Alberta

\$1,345,000

Located across from Sandpiper Golf Course and less than 5 minutes west of St. Albert, this former Brookhaven showhome blends architectural character with the serenity of acreage living. The main level showcases a custom kitchen by Gem Cabinets, rich wood beams, stone pillars, and floor-to-ceiling windows framing peaceful tree-line views. A curved open-tread staircase leads to a spacious den and bonus room with access to a screened-in upper patio by Suncoast Enclosures. Upstairs offers 3 bedrooms and 2 full baths, including a generous primary retreat overlooking the trees. The fully finished basement includes a 4th bedroom, projector TV area, and ample storage. Enjoy A/C, a fully finished heated triple attached garage, fibre internet, a sea-can for additional storage, and recently updated landscaping. The 1.55-acre lot offers room to build a secondary shop. City convenience. Country tranquility. Welcome home. (id:6769)

Bedroom 4 Measurements not available

Recreation room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Laundry room Measurements not available

Family room Measurements not available

Den Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Professionals



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.