



## Rural Sturgeon County Alberta

\$1,299,000

15 minute drive north of St Albert and fronting on Highway 37 you will discover this Executive Style Acreage / Hobby Farm living at its best. 2240 Sq Ft Bungalow custom built in 2011 open concept 4 bedrooms 3.5 bathrooms with a fully finished basement with in-floor heating. A 26ft by 38ft attached garage with in-floor heating. View this 14.21 acres of beautiful professionally landscaped yard with enclosed gazebo and very large wood burning fire pit. Formal farm site with 40ft by 46 ft heated shop, 26ft by 80 ft Barn and 24ft by 44ft storage building. All out buildings have metal roofs plus home is energy efficient with 10 inch wall construction and wood burning fireplace. Fully set up for Livestock or also can be utilized for a small business operation with highway access to 37 and only 5 minutes to highway 44. (id:6769)

Family room 8.37 m X 6.6 m

Bedroom 2 3.5 m X 3.35 m

Bedroom 3 3.5 m X 3.23 m

Bedroom 4 3.5 m X 3.19 m

Recreation room 5.87 m X 7.42 m

Living room 4.98 m X 8.4 m

Dining room 5.96 m X 2.55 m

Kitchen 4.37 m X 7.12 m

Den Measurements not available

Primary Bedroom 4.51 m X 4.94 m

Laundry room 1.25 m X 1.47 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate



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