



Rural Parkland County Alberta

\$1,175,000

Every acreage buyer has a long list: out of subdivision; paved roads; ranch-style bungalow; shop; usable land; close to town. That list almost never gets filled... until now. Set on 5 private acres just 7 mins south of Spruce Grove, this 2,260 sqft bungalow has been loved by the same family for nearly 20 years. It sits behind mature trees, surrounded by established perennial gardens & a covered SOUTH-FACING deck built for long summer evenings. Inside: hardwood flooring, gas fireplace, main floor laundry, 4 beds, a great kitchen w/ built-in appliances, & a f-fin basement w/ in-floor heat & wet bars on both levels. Outbuildings include a heated dble-attached garage, a 30'x40' insulated shop w/ radiant heat & two 10' overhead doors, a 30'x50' Quonset w/ paved floors & a 14' door, RV pad, & two garden sheds. Updates & extras: boiler, fan coil, HWT (2024); 50yr shingles (2018), new well pump (2025), new eaves w/ gutter guards, skid steer & lawn mower (all included!). For the buyer who's been waiting, this is it. (id:6769)

Bedroom 4 4.23 m X 4.94 m

Living room 4.64 m X 5.09 m

Dining room 4.52 m X 3.63 m

Kitchen 4.36 m X 3.21 m

Family room 4.72 m X 4.83 m

Den 3.12 m X 3.31 m

Primary Bedroom 4.25 m X 4.29 m

Bedroom 2 3.95 m X 3.14 m

Bedroom 3 3.95 m X 4.34 m

Listing Presented By:



Originally Listed by:
RE/MAX PREFERRED CHOICE

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