



## Rural Parkland County Alberta

\$999,750

Private, Picturesque 22.17 Acre Acreage 3 Min NE of Spruce Grove! Bungalow Features: 1484 sq ft, 6 Bedrooms, 3 Bathrooms, AC, Built in Vac, Reverse Osmosis, In Floor Heat, Open Concept, Vaulted Ceilings, Chef's Kitchen, Island, Pantry, Lg Dining Area, Living Rm W/Many Windows, Lg Master W/Rm For King Bed W/3pce Ensuite & Walk In Closet, & 3 More Bedrooms & 3pc. Finished WALK OUT BASEMENT Features: 2 Lg Bedrooms, 3 pc Bath, Huge Storage/Craft/Hunters Rm W/2 Walk in Closets, Family Rm, Utility Rm W/Laundry, & Access to the Covered Patio. 28x28 Oversized Det Garage W/In Floor Heat, 220 Wiring, Sink, & Floor Drain. Fenced, Landscaped Yard W/Many Trees, Flower Beds, Garden Areas, Firepit, Covered Front Deck, Covered Patio, Entry Gate, Rolling Land W/Spectacular Views, W/ A Beautiful Picturesque Creek Winding Through The Property Bringing in Abundant Wildlife. Paved all the Way W/Quick, Easy Access to HWY 16, & Anthony Henday! Spectacular Scenery, Seclusion, Wildlife & Privacy W/Endless Business Possibilities! (id:6769)

Family room 14'7" x 21'11"

Bedroom 5 11'10" x 12'3"

Bedroom 6 11'9" x 12'2"

Storage 15'4" x 22'5"

Utility room 11'3" x 15'9"

Living room 15'5" x 21'3"

Dining room 15'6" x 12'2"

Kitchen 15' x 9'2"

Primary Bedroom 15'11" x 15'8"

Bedroom 2 12'1" x 7'11"

Bedroom 3 12'2" x 9'6"

Bedroom 4 8'8" x 7'8"

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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