



## Rural Parkland County Alberta

\$700,000

WALKOUT Bi-level with attached double garage (26Wx24L, heated, 220V, water) carport and shop on 3.61 acres in Hillview Estates subdivision, just south of Spring Lake & 10 mins west of Stony Plain. This 1,622 square foot (plus walkout basement) home features a vaulted ceiling, in-floor heat, security system and upgrades throughout. Two main floor living rooms, one with a corner gas fireplace. Gourmet kitchen with eat-up island, granite counters, corner pantry and dining area with deck access. Finishing off the main level: 2 full bathrooms & 3 bedrooms including the owner's suite with deck access & jacuzzi ensuite. In the basement: large den, storage room, laundry, 3-piece bathroom and garage access which is currently converted into a large rec room/gym. Outside: deck, patio, huge dog run, paved driveway and heated 30x40 shop with 11' tall door, 220V power, built-in compressor & airlines and water. Located near Blueberry school with easy access to HWY 628; 30 mins to Edmonton. Great opportunity! (id:6769)

Den 4.68 m X 4.03 m

Laundry room 1.95 m X 2.23 m

Storage 2.91 m X 4.7 m

Living room 4.64 m X 4.3 m

Dining room 3.4 m X 4.73 m

Kitchen 2.92 m X 4.23 m

Family room 3.17 m X 4.73 m

Primary Bedroom 3.91 m X 3.92 m

Bedroom 2 3.41 m X 3.22 m

Bedroom 3 4.23 m X 3.22 m

Listing Presented By:



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Royal LePage Noralta Real Estate

<http://www.soldoncarson.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

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