



## Rural Parkland County Alberta

\$768,900

The Location You've Been Waiting for! Bright Executive 5 Bedroom Home in the Exclusive West 35 Estates. Crown Jewel Property - Nestled on Gently Rolling 2.66 Acres Overlooking the River. \*Open & Spacious with 2,500+ sq.ft., Vaulted Ceilings, Grand Skylight Front Entrance & South-facing...with Huge Windows Allowing an Abundance of Natural Light. This Air Conditioned Home Offers a Total of 5 Bedrooms - 3 up & 2 down, with 3 Full Baths/1 Half Bath. \*Oversized Primary Bedroom with 5pc Jacuzzi Ensuite. Sunken Living Room & Family Room (both with Wood Burning Fireplaces). \*Spacious Island Kitchen - Overlooking the Family Room, Deck & Backyard. New Installed Vinyl Plank Flooring & Deck. Double Attached 22x22 Garage, Drilled Well & Septic Tank/Field. \*Magnificent Location - Only Steps to the River, Lush Views from Every Window...& a Short Distance to Devon, Airport, Spruce or Edmonton. Plenty of Room to Live Your Acreage Dream. Enjoy. (id:6769)

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Family room Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Office Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.homebuyingpro.ca/>



**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.