



## Rural Parkland County Alberta

\$785,000

Escape to peaceful country living, just 30 minutes from Edmonton! This private 3.5-acre property features a beautifully updated 1,400 sq ft walk-out bungalow, offering a serene, spacious retreat. The home has been upgraded with a new furnace, central air conditioning, and a new roof, ensuring comfort and peace of mind. The walk-out basement is ready for further development, with potential for additional bedrooms, a rec room, or a guest suite. Enjoy the outdoors with a fully fenced yard perfect for pets or entertaining. There's plenty of room for vehicles and projects, with three garages: an attached double, detached oversized double, and a shop. Whether you're looking for a hobby farm, extra storage, or simply more space, this property offers endless possibilities. A rare find just minutes from Edmonton--don't miss out on this incredible opportunity! (id:6769)

Den 4.08 m X 3.03 m

Mud room 3.27 m X 2.11 m

Laundry room 3.72 m X 1.65 m

Living room 6.01 m X 4.88 m

Dining room 3.24 m X 3.14 m

Kitchen 4.39 m X 2.95 m

Primary Bedroom 4.86 m X 4.24 m

Bedroom 2 4.57 m X 2.74 m

Bedroom 3 3.49 m X 3.66 m

Listing Presented By:



Originally Listed by:  
Digger Real Estate Inc.



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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