



Rural Parkland County Alberta

\$1,150,000

COMPLETE PRIVACY ON 2.48 ACRES, SURROUNDED BY TREES & JUST MINUTES FROM SPRUCE GROVE!

Built to a higher standard, this stunning 2-storey acreage offers impressive craftsmanship throughout. Soaring 19' ceilings, expansive windows & a striking stone-faced gas fireplace create a grand & inviting living space.

The main floor features a spacious kitchen, office/den, 2pc bath, mudroom & laundry. Upstairs offers 3 bedrooms w/hardwood flring, including a luxury primary w/5pc ensuite featuring a corner tub & large walk-in shower, plus a 5pc main bath. The unfinished basement offers 10' ceilings, & future development potential.

Major insulation upgrades include spray foam in all exterior walls & an ICF foundation, complemented by boiler-fed in-floor heat in the basement & garage. The 1,450 sqft attached garage is truly an oversized shop w/in-floor heat, 10' door & two 8' doors, plus bathroom rough-in. Gated property w/drilled well, septic/mound.

A private luxury acreage offering exceptional quality, space & privacy (id:6769)

Living room 4.94 m X 4.88 m

Dining room 3.72 m X 3.5 m

Kitchen 3.51 m X 4.35 m

Den 3.55 m X 3.05 m

Laundry room 3.28 m X 2.78 m

Mud room 2.03 m X 2.35 m

Pantry 2.27 m X 2.21 m

Primary Bedroom 4.58 m X 4.54 m

Bedroom 2 4.31 m X 3.15 m

Bedroom 3 4.12 m X 3.04 m

Bonus Room 6.39 m X 4.29 m

Listing Presented By:



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RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

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