



## Rural Sturgeon County Alberta

\$797,900

RARE OPPORTUNITY! 2797 sq.ft. ranch style 4 bedroom bungalow with double attached garage PLUS 40 x 60 SHOP with SEPERATE ROAD ACCESS situated on 1.02 acres in Lower Manor Estates. Perfect for RUNNING A BUSINESS or for those wanting plenty of space for their toys with excellent access and close proximity to the city. Surrounded by nature the location is both very private and inviting featuring a round-about driveway with a centre garden of mature trees to welcome you. Inside a large foyer brings you to a spacious living room with bay window & formal dining room. The large kitchen with breakfast nook offers plenty of countertop space & cabinetry with a large window above the kitchen sink. A wood burning brick fireplace in the family room with patio door access to the huge back yard. The master bedroom features double closets & 4 pc ensuite. Rounding off the main is a convenient laundry room, half bath & den. The unfinished basement is ready for development. This home & property is one of a kind! (id:6769)

Living room 5.27 m X 5.97 m

Dining room 4.53 m X 4.24 m

Kitchen 4.68 m X 3.14 m

Family room 4.62 m X 6.75 m

Primary Bedroom 4.48 m X 4.63 m

Bedroom 2 4.92 m X 3.34 m

Bedroom 3 4.2 m X 4.63 m

Bedroom 4 4.96 m X 3.32 m

Breakfast 3.57 m X 2.56 m

Laundry room 3.12 m X 3.08 m

Office 3.09 m X 3.04 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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

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