



## Rural Parkland County Alberta

\$520,000

Welcome to your country paradise! Located in scenic Parkland County, this charming 2-bedroom home sits on 4 fully fenced acres, to the east is a park/reserve, offering exceptional privacy and natural surroundings. The property features a peaceful 10-ft pond, spacious gazebo, and small greenhouse, creating the perfect setting to relax and enjoy outdoor living. Inside, the home offers a bright sunroom, cozy wood-burning fireplace, and air conditioning for year-round comfort. Recent updates include a new boiler for the in-floor heated double car garage, an approximately 7-year-old well, tin roof on both the home and garage, and an electric gate for added security. Additional storage is available with three tarp sheds. Garage includes a 3 piece bathroom. Conveniently located near Cougar Creek and Grouse Nest Golf Course, Alberta Beach, and Wabamun, and just 25 minutes from Stony Plain, this property blends peaceful country living with easy access to nearby amenities. (id:6769)

Living room 5.4 m X 6.71 m

Dining room 4.11 m X 3.53 m

Kitchen 3.05 m X 2.66 m

Primary Bedroom 5.94 m X 3.45 m

Bedroom 2 4.14 m X 3.51 m

Sunroom 6.81 m X 2.65 m

Sunroom 1.92 m X 6.61 m

Utility room 1.99 m X 1.25 m

Other 4.22 m X 4.18 m

Listing Presented By:



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