



## Rural Strathcona County Alberta

\$1,749,900

Listing Presented By:



Welcome to your new home located in West Bear Haven Estates Backing on to the 12th fairway of the legendary PGA Northern Bear Golf Course, this gated community offers safety, space & serenity just 20 minutes from Edmonton & Sherwood Park. o Over 6,500 SqFt of living space on a 1/2 acre estate lot o 8 bedrooms, 5 bathrooms o 9-10ft ceilings with a vaulted living room o Dream entertainer's kitchen: 2 stoves, pot filler, quartz counters, soft-close drawers, wide vinyl plank flooring o Triple-pane windows & built-in speakers in den o Spa-inspired ensuite with porcelain tile, double showers & a 140 SqFt custom California walk-in closet o 200 AMP service, 2 AC units, 2 furnaces, 2 HRVs, water softener & indoor fire suppression o Covered outdoor kitchen & Duradek-covered decks o 18x18 concrete pad with hot tub hookup o 10x12 matching Hardie Board shed o Private putting green o Gym with walk-out patio o RV parking with exposed aggregate finish o Upgraded Insulation MOVE IN READY Immediate Possession! (id:6769)

Bedroom 4 11'7" x 11'9"

Bonus Room 15'3" x 23'1"

Additional bedroom 10'5" x 17'11

Bedroom 13'5" x 13'4"

Living room 19'8" x 26'4"

Dining room 17'10" x 13'5

Kitchen 19'11" x 10'4

Bedroom 5 11'1" x 12'9"

Breakfast 5'8" x 6'8"

Bedroom 6 Measurements not available x 12 m

Den 22'2" x 21'11

Primary Bedroom 16'1" x 21'7"

Bedroom 2 12' x 11'7"

Bedroom 3 12'1" x 13'11

**Ahmad Sai**  
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