



## Rural Sturgeon County Alberta

\$639,000

Gorgeous 3+3 bedroom bungalow with modern & fully re-imagined updates on .17 acres only 2 mins to Ft Sask. River View & on the Trans Canada Trail with the new walking bridge to Fort Saskatchewan! The 2022sf bungalow was fully renovated in 2015 with thoughtful attention to detail. The huge kitchen features granite counters, Euro-style cabinets, loads of storage & soft close doors & drawers. The dining room faces South to the River with plenty of natural light through large sliding doors. The spacious sunken living room features a beautiful white-stone fireplace wall & excellent layout potential. 6 total bedrooms, each one spacious including a huge primary suite: 3 closets, dual vanities & custom multi-head shower. The basement features a central recreation room, 3 large bedrooms + another custom bathroom. 23x25 garage. Substantial updates: electrical, plumbing, exterior, shingles, drywall, weeping tile, windows & more. Plus SAVE \$\$ with low property taxes & no monthly water/sewer bills! (id:6769)

Bedroom 4 3.55 m X 4.4 m

Bedroom 5 4.4 m X 3.78 m

Recreation room 4.93 m X 3.47 m

Bedroom 6 4.07 m X 3.09 m

Living room 7.13 m X 4.72 m

Dining room 3.54 m X 3.7 m

Kitchen 3.55 m X 5.28 m

Primary Bedroom 4.49 m X 4.12 m

Bedroom 2 3.5 m X 3.48 m

Bedroom 3 4.09 m X 4.09 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

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

**RE/MAX ELITE**

**RE/MAX Elite**

17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

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