



## Rural Sturgeon County Alberta

\$639,900

Your new home is calling you! Located in Sturgeon Valley Estates is this well maintained home on a mature yard site surrounded by mature spruce trees for privacy & shelter plus has fenced areas for animals. Built in 1993 & boasting a lovely layout for a family home. The main floor has open concept living - front living room & friendly country kitchen with modern cabinets & a huge island with overhang. Heated Italian stone tile flooring! Garden doors to the 20x20 deck provide loads of sunlight. The upper level has 3 bedrooms - the primary with a w/i closet & a 3 pc ensuite. The lower level has a cozy family room with modernized stone facing gas fireplace & additional windows added for natural light plus a 4th bedroom & 3 pc bathroom. 4th level is partly finished with a large hobby room separated from the utility area. Upgrades include window replacement & additions, HVAC (furnace & A/C & pressure tank 2021) Deck 2014, Fireplace 2023, interior doors & trim. 2 storage sheds for additional storage. (id:6769)

Utility room 2.28 m X 4.9 m  
Family room 4.08 m X 5.96 m  
Bedroom 4 2.92 m X 3.92 m  
Living room 4.2 m X 4.55 m  
Dining room 3.09 m X 4.22 m

Kitchen 3.92 m X 4.55 m  
Primary Bedroom 4.14 m X 4.39 m  
Bedroom 2 3.03 m X 3 m  
Bedroom 3 3 m X 2.98 m

Listing Presented By:



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