



## Rural Sturgeon County Alberta

\$945,000

Opportunity knocks! Here is a very rare property with an amazing location. This 30.59 Acre property was part of one of the original river lots in the Hamlet of Lamoureux along the North Saskatchewan river. The home has a unique split level layout. The main floor has vaulted ceilings, large windows and amazing natural lighting. The kitchen and dining nook have a great layout for any culinary enthusiast as it has a nice center island and hanging pot rack. Step down into the living room that has space for your home theatre set up as well as sliding patio doors leading out to back yard deck. Down the hall you will find 2 large bedrooms and a 4pc bathroom. On the 3rd level there is one more bedroom, a 3pc bathroom and utility room. On the 4th level there is a large family room with room for the kids to play. The balance of the property is agricultural fields but has immense potential for a possible second residence, home based agricultural business or endless recreational opportunities. (id:6769)

Family room 3.96 m X 5.17 m

Bedroom 3 3.92 m X 2.96 m

Living room 4.24 m X 5.38 m

Dining room 3.68 m X 2.92 m

Kitchen 4.25 m X 2.53 m

Primary Bedroom 3.96 m X 3.65 m

Bedroom 2 4.02 m X 2.88 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate



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