



Rural Sturgeon County Alberta

\$799,900

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. 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. The 4th level has a large family room with space for the kids to play. The balance of the property is agricultural fields but has immense potential for a possible second residence, multiple home based businesses, Equestrian Facility, dog kennel, animal boarding, vet clinic, solar farm, landscaping contractor, Bed and Breakfast etc. (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 Edge Realty



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.