



## Rural Parkland County Alberta

\$735,000

Welcome to 4 Third Avenue, in the subdivision of Hamlet of Old Entwistle, located 40 minutes west of Stony Plain. This custom build 3455sqft ranch style bungalow has 5 bedrooms & 3.5 bathrooms with a double attached heated garage. Sitting on 0.76 acres with a well & septic tank/field. In the tiled entry there is 14' ceilings. The living room has 12' tray ceiling with a double sided fireplace leading into the large primary bedroom with a build-in king size bed & night stands, with access to the covered patio. The large ensuite has a stand up shower, large air jetted tub, 2 sinks & access to the W/I closet & door to the cover patio as well. The rest of the house has 10' ceilings. The kitchen is a great space for entertaining with a large island with granicrete counters, tons of cabinetry, built in appliances & dining nook. Plus a separate dining room. There are 4 more bedrooms, one with an 4p ensuite, 2 with a 5p Jack & Jill bath & one at the entry which is great for an office. See feature sheet for more! (id:6769)

Living room 5.84 m X 6.2 m

Dining room 4.66 m X 3.99 m

Kitchen 4.44 m X 7.44 m

Primary Bedroom 6.09 m X 4.4 m

Bedroom 2 4.59 m X 4.51 m

Bedroom 3 4.59 m X 4.3 m

Bedroom 4 4.39 m X 4.75 m

Bedroom 5 3.43 m X 4.65 m

Laundry room 2.32 m X 2.48 m

Mud room 2.32 m X 2.27 m

Breakfast 4.98 m X 5.55 m

Utility room 2.33 m X 1.9 m

Listing Presented By:



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