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2022 PARKLAND DRIVE

BLUEBERRY SCHOOL DISTRICT • 30 MINUTES TO EDMONTON

 5 BEDROOMS |  3 BATHROOMS |  1,550 SQ FT |  4.3 TREED ACRES

WHY BUY THIS PROPERTY?



SHOP

24' x 27'
12' OVERHEAD DOORPerfect for projects,
storage & toys.TRIPLE
HEATED GARAGE

32' x 27'

Plenty of room for vehicles,
toys & all your gear.SECOND
KITCHENIdeal for extended
family, guests or
multi-generational
living.4.3 PRIVATE
TREED ACRESBeautifully treed with
tons of open space
to enjoy.POWERED
GATEPrivacy and security
from the moment
you arrive.CENTRAL
A/CStay cool and
comfortable all
summer long.2 GAS
FIREPLACESWarm, cozy comfort
throughout the home
all year long.

CHICKEN COOP

Fenced coop
already in place.GARDEN &
FRUIT TREESGrow your own
and enjoy the
acreage lifestyle.

MAJOR UPDATES

-  SEPTIC TANKS REPLACED (2018)
20-YEAR WARRANTY
-  FURNACE (2012)
-  HOT WATER TANK (2016)
-  UPDATED WINDOWS, DOORS,
SIDING, EAVESTROUGHS & FACIA
-  LIFETIME WARRANTY SHINGLES
-  FRESH INTERIOR PAINT
THROUGHOUT
-  UPDATED FLOORING
THROUGHOUT

 *Move-In Ready!* EXTENSIVELY UPDATED & BEAUTIFULLY MAINTAINED
ACREAGE LIVING AT ITS FINEST!

Rural Parkland County Alberta

\$850,000

Beautifully updated inside and out, this move-in-ready acreage offers the space, privacy, and location you've been searching for. Situated on 4.3 treed acres in the sought-after Blueberry School district, just 30 minutes from Edmonton with paved access to Highways 16 & 16A. Extensively renovated over the past 15 years, this bi-level offers 5 bedrooms, 3 bathrooms, hardwood flooring, central A/C, two gas fireplaces, main floor laundry, and an updated kitchen with stainless steel appliances, ample cabinetry and a bright dining nook. The primary suite features a 3-piece ensuite, while the fully finished basement with a second kitchen is ideal for extended family or multi-generational living. Outside, enjoy a heated 32' x 27' triple garage, 24' x 27' shop with 12' door, powered gate, paved driveway, garden, mature fruit trees, fenced chicken coop and landscaped grounds. Updates include septic tanks (2018), furnace, hot water tank, windows, doors, shingles, paint and flooring. (id:6769)

Den 4.49 m X 4.8 m

Bedroom 4 3.8 m x Measurements not available

Bedroom 5 4.48 m x Measurements not available

Recreation room 5.4 m x Measurements not
availableSecond Kitchen 3.51 m x Measurements not
available

Storage 2.42 m x Measurements not available

Living room 4.26 m x Measurements not available

Dining room 3.92 m x Measurements not available

Kitchen 3.87 m x Measurements not available

Primary Bedroom 4.25 m x Measurements not
available

Bedroom 2 3.44 m X 3.07 m

Bedroom 3 3.44 m X 3.71 m

Listing Presented By:

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RE/MAX Real Estate<http://www.jillwill.ca/>

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