



## Rural Sturgeon County Alberta

\$797,500

Welcome to the community of Dream Nook in desirable Sturgeon County, where this meticulously cared for, custom-built bungalow is nestled on spacious 3.78 acre lot. Enjoy the luxury of pavement from Hwy 28A, to & throughout the subdivision. This beautiful home features a well-designed layout complimented by neutral tones, vaulted ceilings & generous living spaces. Large windows invite an abundance of natural light & showcase the country views from every room. The kitchen highlights solid, maple cabinetry, granite countertops, eat-up bar, newer SS appliances. Step out to the large, 2-tiered deck & enjoy a hot tub in your mature treed yard. Main level finds handy laundry, light, bright office space & 2 comfortable bedrooms. Primary w/ 4 pc ensuite serves as a relaxing retreat w/ a 2-person, jetted tub. Basement has 2 more bedrooms, 4-pc bath, & ideal rec space, enjoy a movie or entertain family & friends; room for a pool table. Hot H2O 50 gal tank(2022) 50yr Shingles(2022). Conveniently, only 25 min to Edm. (id:6769)

Family room 4.21 m X 5.39 m

Bedroom 3 3.58 m X 6.4 m

Bedroom 4 3.91 m X 4.43 m

Recreation room 6.71 m X 4.37 m

Storage 4.12 m X 2.92 m

Utility room 2.88 m X 3.07 m

Living room 4.54 m X 4.79 m

Dining room 2.47 m X 3.86 m

Kitchen 4.66 m X 5.11 m

Primary Bedroom 4.25 m X 4.71 m

Bedroom 2 3.44 m X 3.65 m

Laundry room 1.75 m X 2.86 m

Office 3.02 m X 2.73 m

Listing Presented By:



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NOW Real Estate Group

<https://lisahewitt.nowrealestategroup.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

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