



## Rural Parkland County Alberta

\$899,900

Custom WALKOUT Bungalow w/ Attached QUAD Garage (44Wx25L, heated, 220V, water/sink) on 1.43 acres in a quiet cul-de-sac on a PRIVATE POND in Marrakesh Properties subdivision, a short 10 min drive west of Stony Plain. This beautiful 2,256 sq ft (plus full basement) home features central AC, hardwood & tile flooring, vaulted ceilings and the perfect spaces for your home business. On the main: living room w/ gas fireplace, dining room w/ built-in buffet (sink & beverage fridge), gourmet kitchen w/ eat-up centre island, main floor laundry, 2.5 bathrooms & 4 bedrooms including the owner's suite w/ 5-pc ensuite & walk-in closet. Walkout basement: 2 additional bedrooms, office, 4-pc bath, storage rooms and a massive family/rec room w/ 2nd gas fireplace, wet bar & sound system. Outside: WATERFRONT VIEWS from the patio & composite deck; 2 sheds, paved driveway and a 48'x24' WORKSHOP w/ heat & central AC. Easy access to Yellowhead & 16A. Perfect location to run a business from your PRIVATE WATERFRONT HOME near town. (id:6769)

Family room 7.03 m X 7.77 m

Den 2.59 m X 4.2 m

Bedroom 5 3.24 m X 4.2 m

Bedroom 6 5.63 m X 3.85 m

Storage 4.89 m X 2.67 m

Living room 4.03 m X 5.43 m

Dining room 5.43 m X 3.73 m

Kitchen 4.22 m X 4.12 m

Primary Bedroom 4.75 m X 4.67 m

Bedroom 2 4.18 m X 4 m

Bedroom 3 3.31 m X 3.04 m

Bedroom 4 5.83 m X 5.33 m

Laundry room 3.65 m X 1.53 m

Mud room 2.36 m X 2.51 m

Workshop 7.13 m X 11.37 m

Listing Presented By:



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<http://www.soldoncarson.com/>



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