



## Rural Strathcona County Alberta

\$1,145,707

ONE-OF-A-KIND HAVEN! Here's an exceptional opportunity and only 30 minutes from Edmonton and 20 minutes from Sherwood Park! Welcome to your private retreat situated on 16 picturesque acres! A stunning property surrounded by mature trees, sprawling pasture & beautiful landscaping. Truly, a nature lovers dream! This custom-built 2 storey offers a warm and inviting space with 2836 square feet plus a FULLY FINISHED WALKOUT BASEMENT. Spacious living room with wood-burning fireplace. Main floor flex room with view of garden. Large eat-in kitchen & dining area. 3 bedrooms, 4 bathrooms, plus a MASSIVE BONUS ROOM (or 4th Bedroom). GORGEOUS ENSUITE in Primary Bedroom. AWESOME HEATED SHOP & SMALL BARN COMBO! Great place for your projects, hobbies and for your animals too! OVERSIZED DOUBLE attached garage. Central Air-Conditioning, rain water catchment system, brand new furnace, brand new water system & brand new radon mitigation system. Escape the busy city life & come enjoy the perks of country living at its best! (id:6769)

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Utility room Measurements not available

Recreation room Measurements not available

Storage Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Laundry room Measurements not available

Family room Measurements not available

Primary Bedroom Measurements not available

Bonus Room Measurements not available

Office Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto: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.