



## Rural Strathcona County Alberta

\$1,754,000

Welcome to this custom two-storey home set on 40 acres, just steps from Countryside Golf Club and minutes from Sherwood Park and Edmonton. Take in sweeping country views from the wraparound veranda, which connects the main entrance and dining room for easy indoor-outdoor flow. Inside, the kitchen offers stainless steel appliances and generous counter space, ideally situated between the dining and living rooms. Both rooms are flooded with natural light through 6-foot, triple-pane windows. The living room also features a cozy wood-burning fireplace. Upstairs, you'll find double sinks in both the main bathroom and the ensuite, plus a two-person jetted tub for added luxury. The fully finished walkout basement includes 9-foot ceilings, in-floor heating, and an additional bedroom, perfect for guests or a growing family. Additional Features: Heated, oversized double detached garage High-efficiency furnace (2024) Garage shingles (2023) Garage heater (2022) (id:6769)

Bedroom 4 Measurements not available

Living room 4.58 m X 5.75 m

Dining room 3.94 m X 3.8 m

Kitchen 3.51 m X 3.79 m

Primary Bedroom 4.35 m X 4.24 m

Bedroom 2 3.97 m X 3.72 m

Bedroom 3 3.49 m X 3.71 m

Listing Presented By:



Originally Listed by:  
The Foundry Real Estate Company  
Ltd



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