



## Rural Strathcona County Alberta

\$699,900

Rare opportunity to own nearly 3 acres in one of Strathcona County's most desirable locations. Move in today and plan your dream walk-out home on this beautifully treed property featuring natural topography and exceptional future potential. The existing bungalow offers nearly 1,100 sq. ft. of comfortable living space with 2 bedrooms, a 4-piece bath, a spacious living room, and a sunken family/dining room highlighted by a charming brick-faced gas fireplace. The partially developed basement provides the perfect opportunity to customize and add value. An oversized double garage offers plenty of space for vehicles, storage, or a workshop. Located approximately 6 km straight south of Sherwood Park, this prime corner property enjoys a peaceful setting with Colchester Hall and recreation space directly across Trevithick Park Road, which borders the west side of the property. A truly unique opportunity to enjoy today while building for tomorrow. (id:6769)

Living room 16' x 7"

Dining room 13'5" x 13'5"

Kitchen 13' x 9'8"

Primary Bedroom 12'1" x 9'11"

Bedroom 2 12'1" x 9'11"

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty



**RE/MAX River City**

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