



Rural Sturgeon County Alberta

\$449,900

Wow! PRIVATE 3.05 TREED ACREAGE right in Bon Accord, with MUNICIPAL WATER & SEWER! Renovated raised bungalow with a separate basement entry for the in-law suite. 3 bedrooms up, 1 down. Each level has a 3 piece bath and laundry facilities. 2nd kitchen and family room in basement. New shingles, furnace and central air conditioning in 2022. Previous upgrades include 100 amp power service, new electric in basement and plumbing lines updated to PEX. This is a private setting with a gated, coded & remote entry. Perimeter of the property is partly treed with grassy clearings for the yard site w/apple, crab apple, cherry trees, rhubarb, raspberry and lilac bushes. There's also a 16x20 single oversized detached garage and a 20x30 quad shop with cement floors. Both buildings are powered, both great for storage/garage/workshop. This lot is Zoned R1A - Residential Low Density which allows for duplexes, with a possibility for further subdivision of the existing 3.05 acre parcel ... or keep and enjoy AS IS! (id:6769)

Bedroom 4 Measurements not available

Second Kitchen Measurements not available

Laundry room Measurements not available

Utility room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



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Royal Lepage Arteam Realty

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