



## Rural Strathcona County Alberta

\$789,900

LOCATION, LOCATION! Just mins from Sherwood Park, this BEAUTIFUL 3.01 ACRE PROPERTY offers the perfect blend of PRIVACY and CONVENIENCE. This well-maintained home offers 1679 sq/ft OF LIVING SPACE on the main level. 4 BEDROOMS and 2.1 BATHROOMS, a BRIGHT KITCHEN featuring a charming bay window and eating nook, a SPACIOUS living room, and a BREATHTAKING SUNROOM with wall-to-wall windows complete the main floor. The FULLY FINISHED lower level includes a LARGE REC room with a wood-burning fireplace, a 4th bedroom, a bathroom with a CLAWFOOT tub, laundry, and direct access to the attached garage. Step outside into your FULLY FENCED yard to find 3 OUTBUILDINGS, including one with power and water. The extra-large garden and fruit trees are a gardener's dream! Wildlife frequent the property, creating a TRANQUIL, NATURE-FILLED setting. SHERWOOD PK SCHOOL SYSTEM. Lovingly cared for for over 50 years, this home truly reflects PRIDE OF OWNERSHIP. A rare opportunity to enjoy acreage living - JUST MINS FROM SH PK! (id:6769)

Family room 4.39 m X 5.73 m

Bedroom 4 3.33 m X 4.15 m

Living room 4.17 m X 4.38 m

Dining room 4.01 m X 2.86 m

Kitchen 3.4 m X 3.63 m

Primary Bedroom 3.39 m X 3.63 m

Bedroom 2 3.21 m X 2.67 m

Bedroom 3 3.21 m X 2.49 m

Sunroom 7.01 m X 7.17 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
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.