



## Rural Parkland County Alberta

\$975,000

The ultimate acreage setup featuring a fully finished bungalow & dream shop, all just minutes north of Spruce Grove. The heated 27' x 34' detached workshop steals the show w/10' ceilings, 9' x 14' overhead door, 220V power, 3-pc bathroom, separate holding tank, forced-air heat, w/1100sqft concrete apron in front of shop offering incredible workspace, parking, or hobby potential. Built in 2007, the 4 Bed|3 Bath bungalow blends comfort & style w/granite countertops, hardwood flring, laminate & carpet throughout, w/a high-efficiency furnace installed within the last 5 years. The heated TRIPLE attached 25'x34' garage features oversized 9.5' x 8' doors for added versatility. Fully fenced w/6' chain-link fencing--ideal for pets & pavement all the way to the property. Surrounded by mature trees for privacy & a picturesque setting, w/new 30-year shingles installed (May 2026) completing this exceptional acreage opportunity. This home really does check off all the boxes! (id:6769)

Family room 6.27 m X 9.39 m  
Bedroom 4 4.04 m X 4.67 m  
Storage 2.87 m X 2.96 m  
Storage 3.3 m X 2.35 m  
Utility room 2.49 m X 1.84 m  
Living room 3.94 m X 8.66 m  
Dining room 3.53 m X 2.97 m

Kitchen 3.23 m X 5.89 m  
Primary Bedroom 4.52 m X 9.3 m  
Bedroom 2 4.24 m X 3.66 m  
Bedroom 3 4.26 m X 2.77 m  
Laundry room 4.25 m X 2.99 m  
Breakfast 2.54 m X 2.66 m

Listing Presented By:



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