



## Rural Sturgeon County Alberta

\$1,699,000

LOCATION! LOCATION! ONE-OWNER, CUSTOM BUILT, 1800 sqft beautiful, BUNGALOW, w/ DBL, OVER SIZE GARAGE & SHOP (54'x40') on 108.02 ACRES, Zoned AG, just minutes from Fort Sask. & Edmonton. Step into this spacious home where floor-to-ceiling windows compliment the room w/ an abundance of natural light. Open-concept layout boasts 9ft ceilings with the main floor Living Area open to the Dining & Kitchen, new SS Appliances, corner pantry, center island & eat-up bar allow for ease of entertainment. Wood Burning Inertia fireplace adds cozy ambiance & efficiently heats the home. Step off the kitchen to the composite deck (2024) & enjoy the peace of country living. Main floor finds generous Primary Bedroom w/ big 4pc ensuite, 2 more large Bedrooms, 4pc Main Bath & Laundry. Massive Basement w/ 9ft ceilings offers a fresh palette for your design...A/C...Dbl oversize garage finds 9ft ceilings, new Epoxy floor (2025), floor drain, plumbed for heat. Of the fenced 108 acres, 25 acres Crop & 70 acres Pasture & 2 Dugouts . (id:6769)

Living room 4.58 m X 5.06 m

Dining room 4.26 m X 3.5 m

Kitchen 6.54 m X 4.7 m

Family room Measurements not available

Primary Bedroom 4.75 m X 4.79 m

Bedroom 2 3.53 m X 2.83 m

Bedroom 3 3.55 m X 2.78 m

Laundry room 3.49 m X 3.08 m

Listing Presented By:



Originally Listed by:  
NOW Real Estate Group



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