



Rural Sturgeon County Alberta

\$1,395,900

Experience the best of country living just 13 minutes from St. Albert and only minutes to Morinville! This exceptional property offers 71.87 acres of productive farmland plus a beautifully treed 3-acre homesite, complete with city water and school bus service. The impressive 2,000+ sq. ft. bungalow is bright, spacious and designed for entertaining with soaring vaulted ceilings, an expansive kitchen featuring a gas range, oversized dining area and an open-concept layout. A main floor den overlooking the picturesque yard makes the perfect home office. The main level also offers 3 bedrooms, 2.5 bathrooms, convenient laundry and a heated triple attached garage. The basement is warmed with in-floor heating and includes 2 additional bedrooms, a 3-piece bathroom and an abundance of space ready for future development. Enjoy peaceful country views, endless possibilities and the convenience of city amenities just minutes from your doorstep. A rare opportunity to own the perfect blend of lifestyle, land and location (id:6769)

Bedroom 4 3.56 m X 4.26 m

Bedroom 5 3.63 m X 4.29 m

Living room 5.73 m X 7.87 m

Dining room 3.17 m X 3.66 m

Kitchen 4.4 m X 4.74 m

Den 3.41 m X 3.86 m

Primary Bedroom 4.99 m X 4.13 m

Bedroom 2 3.51 m X 3.36 m

Bedroom 3 3.51 m X 3.38 m

Laundry room 3.7 m X 3.19 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<http://www.erinwillman.com/>



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