



Rural Sturgeon County Alberta

\$769,900

Great OPPORTUNITY to own a beautiful 1629 sf. bi-level home on 3.26 acres OUT OF A SUBDIVISION, 10 minutes north of Edmonton City Limits, ON PAVEMENT. AND ON CITY WATER!! This home has 9' ceilings throughout. Large open kitchen, with island and eating bar, stools included. The living room /dining room has a gas fireplace and bright large windows with access to the East facing deck OVERLOOKING a huge duck POND. 2 bedrooms up and a large Den/Flex room and a gas fireplace!! The WALK OUT basement is partially finished with a large bedroom, and 3 piece bath AND Outside walls are drywalled and await your final touches for room design. HUGE 32 x 78 HEATED SHOP with 12' foot x 12 door, 2 post car lift, 10HP compressor with airlines., smooth concrete floor with floor drain, Paint booth w/ fan There is plenty of storage along with a mezzanine also. 13' ceilings with infrared heaters and a 2pce bathroom. There is also cold storage 13'x 76'. New roof on house 2024, A/C in house, All appliances and Freezer stay (id:6769)

Bedroom 3 Measurements not available

Living room 4.01 m X 4.8 m

Dining room 3.35 m X 3.1 m

Kitchen 4.41 m X 4.9 m

Den Measurements not available x 4.1 m

Primary Bedroom 4.32 m X 4.2 m

Bedroom 2 3.79 m X 5.4 m

Listing Presented By:



Originally Listed by:
Royal Lepage Arteam Realty

<https://www.royallepage.ca/en/agent/alberta/edmonton/lawrence-lemesurier/85709/>



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.