



## Rural Sturgeon County Alberta

\$1,250,000

Welcome to this exceptional executive bungalow, situated just off pavement, out of subdivision and on municipal water. Inside, solid interior doors, soaring ceilings, and a natural gas fireplace create an inviting, upscale atmosphere. Large windows offer sweeping prairie views and abundant light. The chef's kitchen features Frigidaire Pro appliances, pot filler, quartz countertops, and a large walk-in pantry with built-in cabinetry and shelving. The luxurious ensuite offers a walk-in shower, free-standing tub, and dual vanities. The master closet features built-in shelving and drawers, while the finished basement delivers a second gas fireplace, full bar with built-in fridge, dishwasher, and sink. Composite decking with aluminum railings and a powered front gate add great curb appeal. The oversized garage features epoxy flooring, hot/cold taps, 20/30/50amp receptacles, and a fourth bathroom. The exterior RV station includes water, dual sewer connections, and 50amp power completing this remarkable acreage. (id:6769)

Family room 5.19 m X 8.21 m

Den 3.65 m X 3.31 m

Bedroom 2 3.79 m X 3.66 m

Bedroom 3 4.25 m X 3.24 m

Utility room 3.79 m X 3.78 m

Living room 4.64 m X 3.98 m

Dining room 3.35 m X 3.37 m

Kitchen 4.34 m X 2.83 m

Primary Bedroom 5.79 m X 5.37 m

Laundry room 2.14 m X 2.23 m

Office 3.4 m X 2.71 m

Listing Presented By:



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