

## Rural Sturgeon County Alberta

MAJESTIC UPON ARRIVAL! Just 950 meters off pavement, the command gate & paved drive welcome you to this Commissioned, Custom-Built, 2-Story Home, constructed by Premium Builder, Cynthia Homes. One Owner. 3522sqft. Situated on 16.18 Acres (Zoned AG) of pristinely kept yard and garden space, with Corrals, Combined SHOP+BARN (5400sqft), plus a well-stocked Trout Pond! This traditional, well-designed, 5 Bedrm, 4.5 Bath is an extraordinary family home, equipped for Generational Living or Bed & Breakfast~ so much home, offering so many possibilities! With high ceilings & large windows, the home fills with natural light; Breathtaking country views surround you. Since 2019, \$150K has been invested in Home & Systems Updates & Upgrades. AUX POWER-GENERATOR. This Piece of Paradise offers the tranquility, beauty and self-sufficiencies of country living. Ideally located 7 minutes to every convenience-schools, groceries, gas, restaurants. 20 min to Fort Sask. 25 Min to Edmonton. 35 min to St. Albert. (id:6769)

Bedroom 4 4.84 m X 3.6 m Bedroom 5 4.71 m X 3.09 m Living room 5.46 m X 4.59 m Dining room 4.39 m X 5.48 m Kitchen 4.88 m X 3.76 m Breakfast 5.1 m X 3.64 m Laundry room 2.58 m X 4.38 m Laundry room  $1.73 \text{ m} \times 2.25 \text{ m}$ Mud room  $7.04 \text{ m} \times 1.57 \text{ m}$ Primary Bedroom  $4.6 \text{ m} \times 6.54 \text{ m}$ Bedroom  $2 4.39 \text{ m} \times 4.27 \text{ m}$ Bedroom  $3 4.1 \text{ m} \times 4.28 \text{ m}$ Office  $7.28 \text{ m} \times 8.4 \text{ m}$  Listing Presented By:



Originally Listed by: NOW Real Estate Group



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