



## Rural Sturgeon County Alberta

\$1,499,900

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 m X 2.25 m  
 Mud room 7.04 m X 1.57 m  
 Primary Bedroom 4.6 m X 6.54 m  
 Bedroom 2 4.39 m X 4.27 m  
 Bedroom 3 4.1 m X 4.28 m  
 Office 7.28 m X 8.4 m

Listing Presented By:



Originally Listed by:  
 NOW Real Estate Group



**RE/MAX River City**

13120 St Albert Trail NW,  
 Edmonton, AB, T5L4P6

Phone: 780-982-1119  
 ahmadsai@remax.net