



# Rural Sturgeon County Alberta

\$1,100,000

This amazing one of a kind property is a must see. You have opportunity to own two homes and a unique flex building (a studio type) on 80 acres, located just a mile north of Hwy 28, on RR 240 by Bon Accord. First home is a 3 bdrm bungalow, boasts a classic hard wood style with notable features including woodburning fireplace, upgraded windows, central air conditioning, gorgeous interior setting, south facing deck, walkout basement opens to veranda through patio door. Second home is also 3 bdrm bungalow renovated in 2017, renovations includes new flooring, custom kitchen and other upgrades around the home, fully finished, laundry of this home is on the main floor too, large primary bdrm etc. In between these two homes you will find a four car oversize detached garage. There is also a big area of extra parking for bigger vehicles like trucks etc. There is a unique flex building (a kind of sporting studio) currently used as a gym. This building is a perfect fit for anyone looking for space to operate. (id:6769)

- Family room 11.72 m X 5.36 m
- Bedroom 3 5.82 m X 5.4 m
- Living room 8.07 m X 3.58 m
- Dining room 3.41 m X 2.49 m

- Kitchen 3.41 m X 3.73 m
- Primary Bedroom 3.95 m X 3.71 m
- Bedroom 2 3.72 m X 3.11 m
- Laundry room 2.28 m X 2.5 m

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd



**RE/MAX Elite**

17-8103 127 Ave., Edmonton, AB,  
T5C 1R9

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