



## Rural Sturgeon County Alberta

\$900,000

Extraordinary 15-acre commercial property presents a rare opportunity for entrepreneurs seeking the perfect work-life balance. This versatile property showcases a well-appointed 1803 sq ft, 4 br main residence complemented by a high-producing potable water well, ensuring reliable water supply for both residential and business needs. The property features an additional house that's perfectly suited as a spacious home office, plus a customized barn with a kitchen and bathroom that makes an ideal private retreat or entertainment space. Located just 1 km from paved road access, this property offers exceptional convenience while maintaining privacy. The expansive grounds provide ample parking space for clients and equipment, making it ideal for various home-based business ventures. With 15 acres of usable land and multiple structures offering flexible space configurations, this property uniquely combines residential comfort with commercial functionality. The layout seamlessly blends your work life balance. (id:6769)

Recreation room 7.09 m X 4.82 m

Living room 7.05 m X 4.74 m

Family room 7.42 m X 4.71 m

Primary Bedroom 4.86 m X 4.43 m

Bedroom 2 3.8 m X 3.12 m

Bedroom 3 3.79 m X 2.85 m

Dining room 5.54 m X 4.95 m

Kitchen 4.3 m X 3.6 m

Bedroom 4 Measurements not available

Listing Presented By:



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