



## Rural Sturgeon County Alberta

\$825,000

A Gated, Private winding drive, surrounded by beautiful lush trees welcomes you to this 1 of a kind 15.64 acre piece of paradise. Located 3 miles North of Gibbons sits this remarkable and unique opportunity to own 3 separate living quarters! The main home is an 1800 sq ft 4 level split with 4 beds and 3 full baths. The upper floor has a large kitchen, dining area with access to the huge wrap around deck, bedroom, 3 piece bath, laundry and sun room. Main floor boasts 2 living room areas separated by a Gas Fireplace and access to the second back deck. Lower level boasts 2 more bedrooms, 3 piece bath and the Primary suite with a walk in closet and massive 4 piece en-suite. Basement level you have another family/rec room, utility/storage room. The 2nd home is the original homestead with 3 bedrooms and 1.5 baths. The Barn has been converted with a loft, main living area with kitchen and bath and would make for the perfect party Cave or amazing Air BnB! New well 2020, Metal Roofs (2011) Endless possibilities!!! (id:6769)

Den Measurements not available

Primary Bedroom Measurements not available

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Living room Measurements not available

Family room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 2 Measurements not available

Listing Presented By:



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