



## Rural Sturgeon County Alberta

\$899,999

Horse Lovers Ranch! 45 Acres of Paradise! The property has been meticulously maintained & shows a 10/10. The custom built modular has an open kitchen with granite counters, newer appliances and a walk in pantry. Included is a large sitting room & family room for hosting family gatherings & parties. 2 beds at one end + a large primary suite secluded at the other end fit for royalty. Enjoy the covered deck with the hot tub year round, or an enclosed sun room overlooking the valley to enjoy our morning coffee. The TRIPLE DETACHED GARAGE is perfect for all your vehicles and toys & has 220V wiring. If that's not enough the 48X50 SHOP can hold everything else needed to run the farm. 4 horse shelters, pole shed, 2 tack shacks, a corral w/power, a riding ring, dog kennel w/power & 2 sheds. The pastures are horseshoe shaped around your home so you can view your animals at all times. Groomed trails, a serene pond with crystal clear water & 2 underground springs. Pad & power in place for a 2nd residence. (id:6769)

Living room 5.58 m X 3.99 m

Dining room 3.3 m X 2.43 m

Kitchen 3.05 m X 4.2 m

Primary Bedroom 5.58 m X 3.68 m

Bedroom 2 2.73 m X 2.75 m

Bedroom 3 3.93 m X 2.96 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<http://www.ashleymoore.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)