



Rural Sturgeon County Alberta

\$475,000

Nestled on a beautifully treed parcel, this 1755 sq ft modular home offers the perfect blend of privacy, functionality, and country charm--ideal for animals, hobby farming, or simply enjoying acreage living. Inside you'll find 3 bedrooms plus a versatile flex room, 1 full bathroom, and two spacious living areas, offering plenty of room for family life. A cozy wood stove adds warmth and character, while additions completed in 2009 provide extra living space and comfort. Outside is where this property truly shines with a detached oversized 29x29 double garage, 26x30 barn, two 14x12 sheds, plus an additional 14x10 shed--perfect for livestock, equipment, storage, or workshop space. The property is fenced for animals and fully treed for privacy, with plenty of room to expand your hobby farm dreams. Complete with a drilled well, new septic tank, this move-in-ready acreage offers the peaceful rural lifestyle you've been waiting for! (id:6769)

Living room 4.14 m X 4.68 m
Dining room 4.56 m X 4.79 m
Kitchen 4.57 m X 3.26 m
Family room 4.58 m X 4.15 m

Primary Bedroom 3.9 m X 4.07 m
Bedroom 2 2.37 m X 3.51 m
Bedroom 3 2.31 m X 3.07 m
Laundry room 2.8 m X 2.27 m

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate

<https://melvillerealestateteam.ca/>



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