



## Rural Sturgeon County Alberta

\$1,049,900

Escape to the perfect blend of country living and modern comfort on this beautifully renovated 8.18-acre property. This fully finished 3,130 sq. ft. two-storey offers 5 bedrooms plus a den and features refinished hardwood floors, a stunning updated kitchen with solid wood cabinetry, gas stove, pot filler, newer stainless steel appliances, walk-in pantry with prep sink, and a spacious living room anchored by a wood-burning fireplace. The main floor primary suite includes a custom closet and renovated 3-piece ensuite. Upstairs offers 3 bedrooms and a bonus study area, while the recently renovated basement features a large family room, additional bedroom, cold room, and ample storage. Outside, enjoy approximately 3 acres fenced for horses, a 30x48 powered pole shed, chicken coop, multiple outbuildings, large dugout, mature trees, covered front porch, pergola-covered deck, garden, heated garage, and exceptional privacy. Located just off Highway 2 with easy access to Legal, Morinville, St. Albert, and Edmonton (id:6769)

Recreation room 6.23 m X 9.37 m  
 Bedroom 5 4.47 m X 4.59 m  
 Living room 5.65 m X 4.77 m  
 Dining room 4.22 m X 3.2 m  
 Kitchen 4.67 m X 3.57 m  
 Den 3.49 m X 3.43 m  
 Primary Bedroom 4.69 m X 4.29 m

Mud room 4.67 m X 3.62 m  
 Pantry 1.65 m X 2.52 m  
 Bedroom 2 3.61 m X 4.28 m  
 Bedroom 3 8.42 m X 5.01 m  
 Bedroom 4 5.36 m X 7.22 m  
 Bonus Room 4.67 m X 5.99 m  
 Office 5.36 m X 7.22 m

Listing Presented By:



Originally Listed by:  
 RE/MAX Excellence

<https://rreg.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
 Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.