



## Rural Sturgeon County Alberta

\$420,000

This spacious 1520 sqft home on 2.47 acres has lots of recent upgrades and is impeccably maintained. There are 3 bedrooms, 2 full baths including a 4-pce ensuite, and large living and family rooms. The kitchen features white cabinets, an island, pantry, and all appliances were upgraded 6 years ago. Shingles are just 5 years old (warranty is transferable), and most of the windows are new. You'll love stepping out the garden doors to the beautiful 10x40 maintenance-free deck with gazebo, and down to the concrete patio to soak in the hot tub (in a second gazebo, winterized for ultimate comfort). There are 3 large sheds, one with an overhead door. Drilled well, reverse osmosis, brand new septic system, double detached garage with 10-ft overhead door and a brand new opener. This calm and quiet location has a mix of mature shrubs, evergreens and fruit trees, and 50 more trees were planted in the last couple of years. It all makes for ideal country living, just 9 minutes to Legal and 15 minutes to Morinville. (id:6769)

Living room 4.6 m X 5.3 m

Dining room 2.9 m X 3.6 m

Kitchen 3.1 m X 6.2 m

Family room 3.2 m X 5.7 m

Primary Bedroom 4.1 m X 4.4 m

Bedroom 2 3.2 m X 2.9 m

Bedroom 3 3.3 m X 2.6 m

Listing Presented By:



Originally Listed by:  
Century 21 Leading

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