



## Rural Strathcona County Alberta

\$1,450,000

A rare opportunity to enjoy the tranquility of country living within the city limits and build your dream estate. Situated on over 3 acres, this exceptional property offers the perfect blend of privacy, mature landscaping, and convenience, just minutes from shopping, restaurants, banks, schools, and everyday amenities. The existing bungalow offers great potential and awaits your finishing touches. Recent updates include a new asphalt shingle roof, while the solarium/sunroom is ready for restoration. Whether you're looking to renovate, invest, or build your dream estate, this property offers endless possibilities. A picturesque tree-lined driveway leads to the tandem garage and home, surrounded by expansive green space that creates your own private retreat. City water and sewer are available at the property line, adding tremendous value for future development. An exceptional opportunity in a highly sought-after location! (id:6769)

Living room 4.66 m X 6.8 m

Dining room 3.55 m X 2.58 m

Kitchen 2.86 m X 3.82 m

Primary Bedroom 5.36 m X 4 m

Bedroom 2 3.08 m X 3.03 m

Bedroom 3 3.37 m X 4.34 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<http://www.sallymunro.com/>



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