



## Rural Parkland County Alberta

\$675,000

Growing weary of the dated & worn acreage market? This is your chance to snag a FRESH & MODERN ACREAGE! Presenting your RIVER VALLEY RETREAT- BUILT IN 2010! Tasteful + FULLY FINISHED w/ NEWER DETACHED SHOP+DOUBLE ATTACHED GARAGE! Welcoming entry features COVERED FRONT VERANDA perfect for the BBQ, smoker and private hot tub. Main floor feat 9 FOOT CEILINGS, 3 FULL BEDROOMS w/ full primary ensuite + MAIN FLOOR LAUNDRY / MUD ROOM. High efficiency furnace, brand new TANKLESS HOT WATER, central vacuum, dual alarm system for both the septic+cistern. FULLY FINISHED BASEMENT also has 9 FOOT CEILINGS, FULL BATH w/ heated floor, 2 more HUGE BEDROOMS & SPACIOUS family room. NEWER 24x40 FINISHED, INSULATED, and HEATED DETACHED SHOP is the HOBBYIST DREAM w/R20 walls + R35 attic! All of this is less than 1/2 a mile from the North Sask river, this 3 acre parcel is located approximately 25 min from SW Edmonton & is perfect for those seeking a MODERN + TASTEFUL ACREAGE boasting PRIVACY & TRANQUILITY! 100% complete! (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Devonshire Realty



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