



105 54500 LAC STE ANNE Trail Rural Sturgeon County AB

\$270,000

It's all here and done for you - starter acreage within 20 min of Spruce Grove. 4 bedrooms + Office - all on a 1 acre lot in the hamlet of Calahoo. From the large front entrance, with bench seating & 2 closets; to the oversized mud room off the side porch this well laid out home awaits a new family. Front 2 bdrms with 4 piece bath followed by the sunken living room and eat in kitchen - it's all been thought out. There's even extra storage under the built in seating bench and custom pantry. Bedroom 3 with double closets and the laundry room are found next on our tour. Then there's the addition - completed in 2020 which adds more sq ft. Past the mud room and side entrance porch you'll find a quiet, private master with garden window. A walk through closet leads to the 3 piece bath; which features a custom galvanized steel shower. Just outside the master is a small study/nursery. Upgrades include new insulation, siding, shingles and well, holding tank & hot water tank 2023.

Listing Presented By:



Originally Listed by:
RE/MAX PREFERRED CHOICE

lisarice@remax.net
<http://www.lisarice.ca>

RE/MAX ELITE

RE/MAX Elite

304 Windermere Road, Edmonton,
AB, T6W 2Z8

Phone: 780-406-4000
Fax:
jmattie@telusplanet.net