



53203A RGE RD 40A Rural Parkland County AB

\$339,000

Eager to be in a new home? This chalet-style bungalow charms with Swiss detailing and bespoke touches at every turn. It has 2 bedrooms and a den on the main floor, an updated 4-pce bathroom. A large picture window fills the living areas with natural light, and there's a beautiful stone fireplace with mantel and wood storage. The partly fin. bsmt has a walk-up is an opportunity to put in some sweat equity and finish to your liking. There's an enormous rec room with a really neat custom dry bar (or kids' playhouse), pot belly wood stove, and built-in cabinets. An additional bedroom and 3-pce bath are in need of a refresh. There's also a central vacuum system and cold storage. Wrap-around deck. Roof is metal, eaves are new, high efficient furnace is less than 10 years old. The drilled well is shared, but utilities are separate. Just minutes from Wabamun! Opportunity abounds for an extended family needing more than one residence, as the neighboring home on a separate title is also for sale!

Listing Presented By:



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