



56123 RGE RD 235 Rural Sturgeon County AB

\$595,000

Just minutes from shopping and schools, yet nestled in a private, tree-lined setting. This well-established, gated property spans 3.5 acres and is perfect for families, horse enthusiasts, or small business owners. Enjoy the tranquility of mature trees and lush gardens surrounding the cozy 1530 sq ft bungalow, 3 beds, 1.5 baths on CITY water. Inside, you'll find a blend of solid hardwood, upgraded laminate, and ceramic tile flooring throughout the main floor, illuminated by natural light streaming through oversized upgraded vinyl windows. The kitchen and bathrooms have been tastefully upgraded in modern country decor, while front living room features a new energy-efficient wood-burning stove. Recent upgrades include vinyl siding, spray foam insulation, vinyl windows, front door, 35-year shingles, large wood shed. For those who need for extra storage, the property includes an oversized 24x28 garage w 110/220 power, as well as a 36'x70' quonset w 16' doors. Don't miss out, Country living at its best!

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate

glengood@me.com
<http://www.glengood.com>

RE/MAX ELITE

RE/MAX Elite

304 Windermere Road, Edmonton,
AB, T6W 2Z8

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