



## Rural Sturgeon County Alberta

\$1,400,000

An exceptional Multi-Generational FARM property 10 mins North of Edmonton. First quarter bordering the Hamlet of Carbondale, a combination of TOP TIER farmland, a TREED RAVINE & Little Egg CREEK running through it! Farmstead is approx 3.5 acres of PRISTINE property w/ mature treed wind breaks on both sides. A rock solid 2 Storey home featuring 3 bedrooms, 1.5 baths, partially finished basement w/ a den, cold storage & utility room. UPGRADED kitchen, NEWER shingles, VINYL WINDOWS on main/upper floor plus INSULATION UPGRADES make for a cozy home. An outstanding TRIPLE GARAGE is insulated and heated. Additional buildings include a single garage, SHED, amazing condition hip roof BARN with steel roof and hayloft (never had animals in it), GRAINERIES plus a lean too shed for MACHINERY STORAGE. Approx 103 acres are FARMABLE! Farm your own grain or RENT OUT the farm land for additional income! Owner has not subdivided and could make for a great future investment! Close to the city, this property has it all! (id:6769)

Bedroom 4 4.69 m X 4.32 m

Recreation room 6.71 m X 7.51 m

Living room 5.97 m X 4.01 m

Dining room 3.75 m X 3.58 m

Kitchen 5.03 m X 3.58 m

Primary Bedroom 4.22 m X 3.03 m

Bedroom 2 2.73 m X 3.17 m

Bedroom 3 3.81 m X 3.61 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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