



## Rural Strathcona County Alberta

\$800,000

ACREAGE LIVING just minutes from Sherwood Park! Welcome to Scot Haven and discover 3.01 private, treed acres surrounding this spacious 1,794 sq ft OPEN-BEAM bungalow, offering room to live, entertain & grow. Featuring 4 bedrooms, 3 bathrooms, 3 fireplaces, x2 double garages + ample additional parking & fully finished basement.. there's space for the whole family here! Updated kitchen shines w/ granite counters, NATURAL LIGHT in abundance through triple-pane windows, and accented with maple hardwood. Outside, enjoy a raised deck overlooking the mature, peaceful setting, fire pit area.. and PRIVACY. Major upgrades include a newer roof, brand-new H2O tank & a 2019 wastewater treatment system valued at over \$40K. Zoned RCL with potential for a separate garden suite (no basement), PLUS topography that may accommodate a future walkout design. Privacy, possibilities & convenience combined here with quick access to amenities and major routes. Your acreage opportunity is calling--come see what 3 acres can offer! (id:6769)

Bedroom 4 3.88 m X 4.1 m  
Recreation room 12.55 m X 8.09 m  
Storage 3.71 m X 3.75 m  
Storage 1.68 m X 3.75 m  
Living room 5.92 m X 4.18 m  
Dining room 2.81 m X 4.12 m

Kitchen 3.42 m X 3.95 m  
Family room 5.63 m X 3.73 m  
Primary Bedroom 5.37 m X 4.17 m  
Bedroom 2 2.85 m X 2.79 m  
Bedroom 3 3.08 m X 3.46 m  
Laundry room 2.35 m X 2.25 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.steveleddy.ca/>



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