



## Rural Sturgeon County Alberta

\$564,702

THIS ONE IS SPECIAL!...WALK OUT BASEMENT (with new windows)....MANY OUT-BUILDINGS - GREAT FOR HOBBY FARM!... 3.9 ACRES...SOLAR PANELS...6 MINUTES TO GIBBONS!...~!WELCOME TO DREAM NOOK!~ The main home is approx 1600 sq ft w/walk out basement & the adjoining house is a 950 sq ft bungalow & is connected by a breezway/shared laundry. The main home has a living room, huge kitchen, 3 bdrms, 4 pc bath, & ensuite. The walk out basement boasts 3 bdrms, large family room, a storage/office room, 2pc bath (with extra rough in to make a 3pce). The adjoining home has 2 bedrooms, 4pc bath & eat-in kitchen w/patio doors to a private back deck. This home has a 5ft concrete crawl space, great for storage. Solar panels are a bonus, to reduce those power bills! A detached double garage w/220V. Enjoy the pastures/garden/fruit trees/berry bushes! All new shingles in 2021! New, larger septic tank 2025. Don't forget the huge front verandah! Flexible living, income potential & room to grow - all in one exceptional acreage! (id:6769)

**Family room** Measurements not available

**Bedroom 4** Measurements not available

**Bedroom 5** Measurements not available

**Additional bedroom** Measurements not available

**Office** Measurements not available

**Living room** Measurements not available

**Dining room** Measurements not available

**Kitchen** Measurements not available

**Primary Bedroom** Measurements not available

**Bedroom 2** Measurements not available

**Bedroom 3** Measurements not available

**Bedroom 6** Measurements not available

**Bedroom** Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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