



## Rural Sturgeon County Alberta

\$599,900

Amazing opportunity just minutes to St. Albert - this 1.74 acre parcel is BACKING ONTO STURGEON RIVER and presents an amazing opportunity to either renovate or build your dream home. Serene and picturesque setting with a west facing back yard and WALK OUT lot. The current home is a 1837sqft BUNGALOW. Currently a traditional layout with 3 bedrooms on the main floor, MAIN FLOOR LAUNDRY, front living room, back family room with beautiful views, side entrance and access to the double attached garage. Walkout basement offers many opportunities with an abundance of space! The shingles were replaced (5-10 years ago). Rare opportunity for a fantastic location! (id:6769)

Bedroom 4 3.72 m X 3.66 m

Bedroom 5 3.73 m X 3.4 m

Office 4.93 m X 4.36 m

Recreation room 5.37 m X 5.68 m

Storage 3.97 m X 12.15 m

Living room 4.09 m X 5.5 m

Dining room 4.24 m X 1.66 m

Kitchen 4.63 m X 3.08 m

Family room 4.49 m X 4.68 m

Primary Bedroom 5.7 m X 4.16 m

Bedroom 2 3.81 m X 3.04 m

Bedroom 3 3.81 m X 2.96 m

Laundry room 1.77 m X 2.47 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.erinwillman.com/>

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