



## Rural Parkland County Alberta

\$749,900

This incredibly maintained 4-level split sits on 3.5 acres, just 6 minutes south of Spruce Grove, making it perfect for busy families! With 5 bedrooms and 2.5 bathrooms, this structurally sound home features an upgraded kitchen with granite countertops, stainless steel appliances, and hardwood floors. The main floor offers a dining area, a cozy wood-burning stove, a spacious entrance, and a convenient 2-piece bathroom with laundry. Head upstairs to find three generous bedrooms, including a primary suite with a walk-in closet and a 3-piece ensuite. The third level boasts high ceilings, a large rec room, and two additional bedrooms, while the fourth level has tons of storage and ready for your development! Outside, enjoy a charming red barn, greenhouse, garden, and fruit trees. The mechanic's dream garage features 9-ft doors and an I-beam with hoist. Recent updates include a new furnace, windows, doors, shingles, eavestroughs, fascia and paint. The septic field and tanks were replaced in 2009. (id:6769)

Family room 4.89 m x Measurements not available	Breakfast 3.02 m x Measurements not available
Bedroom 5 3.55 m x Measurements not available	Mud room 1.79 m x Measurements not available
Bedroom 6 2.69 m x Measurements not available	Laundry room 3.01 m x Measurements not available
Living room 3.59 m x Measurements not available	available
Dining room 3.84 m x Measurements not available	Primary Bedroom 5.66 m x Measurements not available
Kitchen 3.47 m x Measurements not available	available
	Bedroom 2 3.21 m x Measurements not available
	Bedroom 3 4.24 m x Measurements not available

Listing Presented By:



Originally Listed by:  
Century 21 Leading

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

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)