



## Rural Parkland County Alberta

\$850,000

Nestled well off the road, this private & peaceful sanctuary is just 5 mins from Edmonton, situated in a gentle curve of the North Saskatchewan River and backing onto lush greenspace! This solid, custom-built 1-1/2-storey home welcomes you with a sweeping staircase and airy, interconnected gathering spaces perfect for friends & family. Main flr primary bdrm has it's own retreat space & a lrg 6-pc ensuite. Upstairs, discover 2 more bdrms, a 4-pc bath & a versatile flex room--ideal for an office or creative studio--opening onto balcony w/ sweeping river valley views. Enjoy a main floor laundry and handy 2-pc bath off the oversized attached, heated garage with 220V for your hobbies. Step outside to a vast deck off the kitchen, living room or primary for a morning coffee/evening book, gather at the firepit for a picnic while using the wood-fired bread oven. All this alongside fenced vegetable garden & orchard w/ several rainwater collection systems. Endless possibilities await in this enduring & flexible home! (id:6769)

Living room 5.68 m X 5.14 m

Dining room 3.45 m X 5.14 m

Kitchen 3.5 m X 8.21 m

Primary Bedroom 4.62 m X 4.86 m

Den 2.71 m X 3.62 m

Bedroom 2 2.83 m X 4.15 m

Bedroom 3 3.35 m X 3.66 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

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