



Rural Parkland County Alberta

\$995,000

Welcome to this beautifully renovated treed acreage in prestigious Helenslea Heath. Situated on approx. 0.6 acres, this private property is fully serviced w/city water, sewer, plumbing, & electricity--no well, septic, or cistern required. Ideally located just off 231 St & the Yellowhead/Trans Canada, only 9 km to WEM & 14 km to downtown Edmonton. This bungalow w/walk-out bsmt features new windows throughout & a bright, inviting layout & thoughtful updates. Fully developed lower level offers 3 additional bdrms, a 5 pc bath, & an entertainer's kitchen. With 3 bdrms up & 3 down, flexible spaces provide options for families, guests, or home offices. Enjoy mature trees, expansive yard space, & outdoor living, plus a triple att garage & large driveway for ample parking. Offering the finest blend of city living, space, privacy, & convenience. Room to breathe while remaining close to Edmonton & major commuter routes. A rare opportunity to enjoy country-style living with city convenience. 2025 Tax \$4,397.35 (id:6769)

Bedroom 4 6.23 m X 5.21 m

Bedroom 5 4.49 m X 3.18 m

Bedroom 6 4.06 m X 2.93 m

Laundry room 2.09 m X 2.13 m

Recreation room 9.09 m X 5.14 m

Utility room 3.89 m X 2.44 m

Living room 6.43 m X 5.59 m

Dining room 3.49 m X 5 m

Kitchen 3.76 m X 5.4 m

Primary Bedroom 4.08 m X 4.74 m

Bedroom 2 4.29 m X 3 m

Bedroom 3 3.49 m X 2.66 m

Mud room 3.24 m X 1.94 m

Listing Presented By:



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