



## Rural Sturgeon County Alberta

\$174,900

Nestled on a quiet corner lot surrounded by trees & just steps from the lake, this charming TINY HOME is perfectly designed for family enjoyment. Built in 2004 w/ a lot of upgrades completed over the last year, sits 369 sqft of compact living. This home is located in a great community & is only a short drive from St. Albert, Edmonton & Spruce Grove. The 0.24 acre lot is fenced/gated, includes many outbuildings such as a garage w/ power, outhouse w/ electricity, wood shed, 2 small storage sheds & more. Towards the back of the property, there is a gate to an open common area, a space for family/community gatherings/games. This affordable home is perfect for year round living or a recreational property. The septic holding tank & water cistern were both installed in 2024 & there are newer shingles & vinyl windows. The home is an OPEN DESIGN. It has a nice sized kitchen, 3pce bath, a great spot to cozy up next to the pellet stove for a movie on rainy days, some storage & a enclosed mudroom/porch. (id:6769)

Living room 3.57 m X 5.28 m

Kitchen 2.63 m X 3.19 m

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:  
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