



## Rural Sturgeon County Alberta

\$450,000

Tucked away in the sought after Glory Hills subdivision awaits unlimited potential with this 4 bed 2.5 bath walkout bungalow nestled on 3 acres. With over 1,350sqft above grade, plus the basement, this home presents an opportunity to make it your own and create some sweat equity. Some of the feat. incl spacious bedrooms & living room, 2 pce ensuite, two fireplaces, kitchenette set-up in the walkout basement, septic tank and field, two wells, out buildings and fencing. Best of all you're on pavement all the way and a quick drive to Stony Plain, Spruce Grove, Calahoo Hills Golf Course, and 20 min to St. Albert. (id:6769)

Den 3.28 m X 3.4 m

Bedroom 4 3.32 m X 4.12 m

Second Kitchen 5.46 m X 3.79 m

Recreation room 4.56 m X 5.6 m

Storage 2.63 m X 3.79 m

Utility room 4.69 m X 3.88 m

Living room 4.57 m X 7.8 m

Dining room 3.77 m X 2.88 m

Kitchen 3.65 m X 3.73 m

Primary Bedroom 4.05 m X 4.06 m

Bedroom 2 2.41 m X 4.06 m

Bedroom 3 3.28 m X 3.14 m

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

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



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