



## Rural Parkland County Alberta

\$950,000

On 13.15 acres just five minutes from Stony Plain, this charming 2171 sf bungalow invites you into a world of comfort and possibility. The main floor flows welcomingly, connecting kitchen, living, dining, and family spaces—ideal for gatherings. Down the hall, find 4 bedrooms & a 5 pc bath, while the primary has a 3-pc ensuite. Laundry and a handy 2-pc bath are just outside the double attached garage. The lower level offers a spacious rec room, fifth bedroom, another bath, sauna, and generous unfinished flex space. Step onto the expansive south-facing deck to soak in nature's serenity, overlooking nature and fenced space for livestock. The 40x32 shop is flooded with light, has 2 heaters, 2-pc bath, 220V, air lines, and metal roof. There's a ready spot for an RV or modular with utilities set up. Two wells serve the property - 1 for house and 1 for shop, with water hydrants reaching garden and property's east side. Three septic systems - house, shop and RV site. (id:6769)

Bedroom 5 3.67 m X 3.92 m

Recreation room 4.26 m X 10.01 m

Utility room 4.28 m X 6.69 m

Living room 6.57 m X 3.8 m

Dining room 4.41 m X 3.59 m

Kitchen 3.83 m X 4.5 m

Family room 4.35 m X 3.53 m

Primary Bedroom 5.12 m X 5.16 m

Bedroom 2 3.02 m X 3.33 m

Bedroom 3 3.01 m X 3.33 m

Bedroom 4 5.46 m X 3 m

Breakfast 2.45 m X 2.9 m

Laundry room 1.98 m X 2.29 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.johnconnor.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

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