



## Rural Strathcona County Alberta

\$1,099,000

Welcome Home in Habitat Acres! This gorgeous property is only 4 MINUTES FROM THE PARK! Boasting over 4100sqft of living space this custom built WALK OUT bungalow has 5 generous sized bedrooms, 5 bathrooms, soundproofed media room & 2 spacious & sunny, south facing family rooms overlook the natural reserve & wetland habitat. Beautiful kitchen will impress you! Main floor laundry, ICF foundation & walls, 9' ceilings on main floor & basement, triple pane windows & heated floors. Widened halls & doorways, optional independent living suite in the walk out basement with enormous 2nd pantry & mobility lift elevator. Triple, oversized attached garage w/heated floors. Enjoy the convenience of MUNICIPAL WATER & COMMUNITY SEPTIC on an easily maintained 0.59 acres, surrounded by an additional 40 acres of natural wetlands there for your recreational pleasure. Walk nature trails, skate, play hockey or kayak on one of the ponds! This home offers something for your growing family at every age and stage of life! (id:6769)

Family room 16.2' x 16.7'

Bedroom 3 12.8' x 12.7'

Bedroom 4 12.1' x 12.7'

Bedroom 5 12' x 16.7'

Media 14.5' x 9.8'

Storage 9.6' x 7.8'

Utility room 10.5' x 12.4'

Second Kitchen 6' x 16.7'

Living room 25.1' x 17.2'

Dining room 9.8' x 17.1'

Kitchen 11.8' x 13.9'

Primary Bedroom 12.9' x 18.3'

Bedroom 2 12.1' x 12.7'

Laundry room 7.7' x 9.2'

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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