



Rural Parkland County Alberta

\$1,187,500

Absolutely unique multi family acreage (3.22 acres) pride of ownership throughout & combined living space (home up/down & modular) approx 3565 sq ft. The bi-Level home has been completely renovated featuring 4 bedrooms (3 up & 1 down), primary bdrm 3pc ensuite, 2 full common baths, attached 2 car garage plus legal 3 bedroom modular garden suite, 54'x32' shop (heat, insulated, toilet, h&c water, 100 AMP, 14' ceilings & 2x12' doors). Renovations include shingles, siding, windows, doors, flooring, paint, baseboards, casings, kitchen cabinets, counters, furnace, HWT, A/C, new well, new drain field, garden door access to large south facing deck with stairs to the hot tub & the list goes on. The garden suite (modular) new in 2020 has all permits satisfied with Parkland County & installed on driven steel piles features 3 bedrooms, 2 baths, spacious kitchen, dining & living area with sliding door access to the deck, septic is 2700 gallon pump out. Paved road & located minutes to Spruce Grove. (id:6769)

Bedroom 5 3.3 m X 3.3 m

Bedroom 6 3.1 m X 2.2 m

Additional bedroom 2.5 m X 2.2 m

Family room 8 m X 4.4 m

Bedroom 4 3.8 m X 3.5 m

Living room 5.2 m X 3.5 m

Dining room Measurements not available

Kitchen 5.9 m X 5.8 m

Primary Bedroom 4.5 m X 4.3 m

Bedroom 2 3.9 m X 3 m

Bedroom 3 3.9 m X 2.7 m

Listing Presented By:



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