



## Rural Sturgeon County Alberta

\$750,000

Discover peaceful country living & unbeatable quality in this custom-built ICF home in Dover Estates. Located in scenic Sturgeon County, this overbuilt home features 12" insulated concrete walls, triple-glazed windows, vaulted ceilings, hardwood floors, and more (see detailed list). The main floor offers 1 huge primary, walk-in and 2 bedrooms, 2 baths, a breakfast nook off the kitchen, formal dining, and both living and family rooms. A beautiful covered back deck overlooking the property. The finished basement adds 2 more bedrooms, a full bath, a huge flex/rec room, and loads of storage. The fully fenced and cross-fenced acreage includes a powered gate, fruit trees, raised gardens, and is ready for your four-legged friends. The 30x40 heated garage is ideal for work or hobbies, with 10' ceilings, floor drains, 220V wiring, and radiant heat. With easy access to schools and just 20 mins to Stony Plain, 30 mins to St. Albert & Edm, enjoy the best of rural close to amenities. Come see the possibilities! (id:6769)

Bedroom 4 3.05 m X 3.75 m

Recreation room 12.2 m X 5.99 m

Bedroom 5 5.06 m X 3.58 m

Laundry room 3.17 m X 3.06 m

Living room 4.64 m X 5.8 m

Dining room 2.73 m X 3.09 m

Kitchen 3.17 m X 4.35 m

Family room 3.24 m X 3.31 m

Primary Bedroom 5 m X 4.44 m

Bedroom 2 3.02 m X 1.95 m

Bedroom 3 3.15 m X 3.31 m

Mud room 1.6 m X 3.44 m

Other 2.72 m X 2.8 m

Listing Presented By:



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