



#18 54023 RGE ROAD 280 Rural Parkland County AB

\$499,000

REDUCED! Welcome to 18 Ida Drive in the Rolling Hills Subdivision. INCREDIBLE LOCATION with 4.55 acres that's so WELL TREED it feels like a Nature Reserve with great PRIVACY & your own trail system! This 4 Bedroom, 2.5 Bath, Hillside home has over 1,700 Sq. Ft. on main level and offers wonderful views from every window. The living rm features a huge Bay Window & LOVELY Tyndall Stone fireplace with HE Osburn wood stove. The kitchen is original but has stainless steel range, built-in dishwasher, an 'all-fridge' & 'all-freezer' plus a compact Asko washer & dryer. The dining rm has nice built-in and is large enough for any family gathering. Primary Bdrm is HUGE and has a handy 2PC ensuite. 2 more main level bedrooms, one with sunroom & balcony access. Downstairs features a 4th Bdrm, 3PC Bathrm and massive Family/Rec room c/w a wall-to-wall Brick Fireplace! Oversized D/B Garage. Nicely PAVED drive to both Spruce Grove, Edmonton and St. Albert. 2 Fire-pits & NO shortage of wood! Quick Possession Available.

Listing Presented By:



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