



## Rural Sturgeon County Alberta

\$349,900

Situated in a peaceful, private setting on the northern cusp of Clearview Acres, this fenced, cross-fenced 3.66 Acre parcel is tucked just beyond the mature, treed laneway. This piece of country rustic heaven offers a 1780sqft Ranch-style home with 3 Bedrooms & 1 Full Bath. Designed perfectly for everyone in the home to be able to enjoy time together, as the good-working kitchen flows into the Dining Area & cozy Living Room, accented by the wood-burning stove. Retreat to your own space at the other end of the home where the Family Room provides the perfect place for movie night & then conveniently retire for the evening. Enjoy the Outdoor Space! Starry nights & Aurora Borealis at its BEST! This property is the ideal set-up for a Hobby Farm-welcome chickens, goats, horses, etc. Landscaped, level land is fenced for the safety of small animals. Fenced off garden spot, as well. 24 x 24 Dble Detached Garage. 10 x 16 Barn. Chicken Coop/Storage. Greenhouse. Only 30 min to The Edm Garrison. 35 min to St. Albert. (id:6769)

Living room 3.89 m X 3.69 m

Dining room 3.74 m X 3.44 m

Kitchen 3.2 m X 4.64 m

Family room 3.5 m X 7.32 m

Primary Bedroom 3.58 m X 4.87 m

Bedroom 2 2.16 m X 2.32 m

Bedroom 3 4.24 m X 4.11 m

Other 2.18 m X 2.69 m

Storage 3.08 m X 2.04 m

Laundry room 2.3 m X 3.33 m

Listing Presented By:



Originally Listed by:  
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