



194 52559 Highway 21 Rural Strathcona County AB

\$759,900

PRIME LOCATION! Almost like acreage living in the city! Situated on 3.09 acres in Valley Point. Only a minute from Sherwood Park & 15 mins to Fort Saskatchewan! Ranch-style bungalow with 1722 square feet plus a fully finished basement. Fabulous open layout with new tiled flooring, vaulted cedar ceilings & an abundance of windows throughout. Large living room, hardwood floors & two-sided stone-facing fireplace. BEAUTIFULLY RENOVATED KITCHEN! Rich cabinetry, high end appliances, stone accents, large island & gorgeous Granite counter tops, pantry plus dining area. 2 bedrooms on main (easy to convert to 3rd BEDROOM!). Renovated 4 piece bathroom & a beautiful ensuite in Primary Bedroom. Basement with family room & 2nd fireplace, wet bar, 3th bedroom, bathroom, laundry room & storage space. Septic tank and field & a 4000 gallon cistern. Shingles were replaced in 2014. OVERSIZED 26X24 double garage + attached breezeway & paved driveway. MASSIVE SOUTH FACING BACKYARD with deck in a beautifully treed setting. Wow!

Listing Presented By:



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