



23248 TWP ROAD 522 198 Rural Strathcona County AB

\$1,339,000

PRIVATE PARADISE only 4 minutes to Sherwood Park...this 3,161 sq ft UPGRADED 4 bed/4 bath home with gated entrance, circular drive, TRIPLE attached HEATED garage and WALKOUT BASEMENT is surrounded by vibrant colours and mesmerizing scents blooming from early spring to late fall. Boasting a bright, open floor plan centred around the double sided, wood burning fireplace, you'll find a chef's dream kitchen w/ granite countertops and S/S appliances, formal dining, main floor bedroom, full 3 piece bath with W/I shower, den, and NEW MAIN FLOOR LAUNDRY. Upstairs features NEW HARDWOOD, a HUGE PRIMARY SUITE with black-out blinds, W/I closet, soaker tub & luxurious NEW STEAM SHOWER, 2 more beds and NEW SECOND FLOOR LAUNDRY room. The WALKOUT basement offers fun family space with NEW VINYL PLANK FLOORING, huge rec room, theatre room, gym / flex area, cold storage and NEW FULL BATH with HEATED FLOOR. Other features include NEW SEPTIC FIELD, NEW 200 AMP ELECTRICAL upgrade, CENTRAL A/C, METAL ROOF and WIRED for a HOT TUB.

Listing Presented By:



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