



## Rural Parkland County Alberta

\$1,250,000

Acreage w/high-efficiency bungalow & shop on 6.23 scenic acres offering privacy, mature trees & high/dry land. Built w/ICF walls to rafters, this 2000+ sqft home blends quality construction w/peaceful country living. Open concept w/warm walnut hardwood, vaulted ceilings, south windows & timeless finishes. Chef kitchen w/high end appliances, gas stove, granite counters, veg sink & garburator. Main level has 2 bdrms each w/private ensuite & walk-in closet incl primary w/spa-like 3-pce bath & rain shower multi-head system. Cozy living room w/wood burning fireplace & direct vent gas fireplace. 12'x38' covered south deck w/no maintenance Dura-deck, aluminum railing & private views of stone landscaping, retaining walls, apple trees x3 & outdoor staircase. Fully finished walkout bsmt w/9' ceilings, vinyl flooring, in-floor heat, Crawford ceilings, rec rm, 2 additional bdrms, 4-pce bath, & storage. Root cellar w/power. Shop 54'x38' w/ICF construction, in-floor heat, bath, mezzanine & 16'x12' O/H door. (id:6769)

Bedroom 3 3.44 m X 3.98 m

Bedroom 4 3.44 m X 4 m

Utility room 4.23 m X 4.04 m

Recreation room 9.49 m X 7.93 m

Living room 7.87 m X 6.21 m

Dining room 4.08 m X 3.44 m

Kitchen 4.02 m X 3.47 m

Family room 5.43 m X 7.02 m

Primary Bedroom 6.56 m X 4.4 m

Bedroom 2 5.44 m X 3.94 m

Laundry room 3.48 m X 2.54 m

Listing Presented By:



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**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

[broker@eliterealestate.ca](mailto:broker@eliterealestate.ca)

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