



## 22249 HWY 16 Rural Strathcona County AB

\$1,289,000

Opportunity AWAITS! WALKOUT BUNGALOW, on this beautifully set 5.39 Acreage. Property offers SERVICE ROAD ACCESS and is Zoned; Small Holdings, and offers the ELEMENT FOR COMMERCIAL USE. Well-Cared for throughout the years by the Original Owner, pride of ownership is Evident. New septic field in 2015, new HWT 2018. Step into a spacious foyer/open concept living/dining area enhanced with WOOD BURNING STOVE & hardwood floors. 3 Main floor beds with primary ensuite, plus full bath on the main. Large kitchen includes a pantry and breakfast nook leading out the garden doors to the front covered deck. Convenient main floor laundry and garage access. Walkout finished basement includes a 2nd kitchen, expansive family rm with 2nd WOOD BURNING FIREPLACE, 4th bedroom w/ 3pc ensuite, plus rec rm w/sink for future bar & tons of storage. Attached 24x24 drywalled garage, 40x80 shop w/ NEW ROOF & 220 power, 30x50 hay shed. Minutes to Ardrossan & Sherwood Park, part of the future growth node.

Listing Presented By:



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