



## Rural Sturgeon County Alberta

\$799,900

Once in a lifetime opportunity to own one of the largest lots in the area! Located in Upper Viscount and set on 1.77 acres backing onto park reserve, this beautifully maintained property offers your own private forest, walking trails, and a secluded yard to enjoy year-round. The well-kept 1200 sq. ft. bilevel features 3 spacious bedrooms upstairs, including a primary suite with a convenient 2-piece ensuite. The fully finished basement includes a bright, open family room, 4th bedroom a space that could easily become a 5th bedroom, and another 2-piece bathroom. Updates include a furnace that is only 3 years old and shingles replaced in 2015. Outside, you'll find a double detached garage plus a workshop built in 2006, perfect for a home office, studio, or hobby space. The loft area above offers future development potential for added multi-purpose use. Property includes city water and low pressure sewage system and is located minutes from St. Albert. Truly a very special property. (id:6769)

Den 2.28 m X 2.46 m

Bedroom 4 3.9 m X 5.56 m

Recreation room 6.98 m X 6.16 m

Living room 4.91 m X 4.15 m

Dining room 2.06 m X 1.8 m

Kitchen 3.98 m X 3.18 m

Family room 7.66 m X 6.42 m

Primary Bedroom 4 m X 3.37 m

Bedroom 2 3.57 m X 3.06 m

Bedroom 3 3.57 m X 2.61 m

Listing Presented By:



Originally Listed by:  
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