



## Rural Sturgeon County Alberta

\$769,900

Escape to tranquility on this 16.63-acre property just 12 minutes from Morinville. This charming 5-bedroom, 3-bathroom bungalow offers 1790 sq ft of living space, ideal for relaxation and productivity. Inside, an open-concept layout seamlessly blends the living, dining, and kitchen areas. Upstairs, three bedrooms, two bathrooms, and main floor laundry provide convenience. A mudroom and double oversized garage offer ample storage. Downstairs, a spacious family room, two bedrooms, a den/office, and a full bathroom await. The basement also boasts plenty of storage. Outside, enjoy the fully treed property with a 36'x50' heated shop, greenhouse, and pig barns. Recent updates include shingles (2016) and a full basement renovation in 2019. This property offers the perfect blend of convenience and seclusion, ideal for hobby farming or simply enjoying a private oasis. Seller owns surrounding farm land, willing to possibly sell with the acreage. (id:6769)

Family room 6.31 m X 6.85 m  
Den 2.43 m X 3.4 m  
Bedroom 3 3.07 m X 3.53 m  
Bedroom 4 4.04 m X 3.79 m  
Bedroom 5 3.03 m X 2.54 m  
Living room 5.04 m X 5.39 m

Dining room 3.12 m X 3.95 m  
Kitchen 3.06 m X 3.22 m  
Primary Bedroom 4.33 m X 4.38 m  
Bedroom 2 3.13 m X 3.4 m  
Laundry room 3.07 m X 2.83 m  
Mud room Measurements not available

Listing Presented By:



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