



## 26500 HWY 44 Rural Sturgeon County AB

\$895,000

This property sits on 17 acres and SPACE is what it provides with a house and shop! The house has a wraparound front deck that opens into a foyer boasting a spiral staircase. To the left is the living room with tall turret windows looking out at the front driveway and a wood burning fireplace. Off of the living room is the kitchen with a HUGE island and a built in wine rack opening onto the dining room - perfect for entertaining! Completing the first floor is an office space, a 2pc bath, and a mud room leading to the TRIPLE ATTACHED garage. Upstairs are three bedrooms with closets along with a 4pc bath. Down the hall is the primary bedroom with vaulted ceiling and a beautiful 5pc ensuite as well as a walk in closet. Basement has a large rec room and cold storage. Outside is a HEATED 40x60 SHOP with an attached 21x40 covered shed. If that's not enough zoning allows 10 horses on the acres of grass. CITY WATER & SEWER with IN FLOOR HEATING, next to Camilla School with easy access to Hwy 44 and Edmonton.

Listing Presented By:



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