



## 27, 53302 Rge Rd 12 Rural Parkland County AB

\$850,000

Welcome to this stunning property with a bungalow, attached double garage, and huge shop with three separate bays. You'll love the home's covered front and back decks and a host of upgrades. There are three bedrooms on the main floor and three full baths in the home, including a 4-pce ensuite. The basement offers an office/flex room, family room with an airtight woodstove, and convenient walk-up access to the garage with epoxy floor and ample shelving. Enjoy central A/C, additional light from kitchen solar tubes, hand-scribed hickory flooring, knockdown textured ceilings, outdoor h&c taps, and a natural gas BBQ line. The expansive yard offers a lighted riding arena, horse shelter with tack shed, and a frost-free hydrant. The incredible shop is 57x52 with five overhead doors, a heated middle bay, 10x18 mezzanine, floor drains, 220V, and upgraded insulation. A perfect blend of modern amenities and spacious living in a serene country setting less than 10 minutes from Spruce Grove and Stony Plain!

Listing Presented By:



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