



## Rural Sturgeon County Alberta

\$479,900

2.38 ACRES OUT OF SUBDIVISION! MASSIVE SHOP! GREAT HOME! WELCOME TO 27232 TWP ROAD 540. THIS AMAZING PROPERTY IS LOCATED JUST NORTH OF SPRUCE GROVE AND JUST WEST OF ST ALBERT. THE HOME WAS BUILT IN 1979 AND HAS 1912 SQUARE FEET OF LIVING SPACE, 3 BEDROOMS, 2 BATHS, AND HAS BEEN UPGRADED. RECENT IMPROVEMENTS INCLUDE SHINGLES, PAINT AND CARPET. THE KITCHEN HAS WHITE CABINETRY, LAMINATE FLOORS, AND HAS AN L SHAPED ISLAND. DINING AREA IS OFF KITCHEN WITH SLIDING DOOR DECK ACCESS. LIVING AREA HAS A WOOD BURNING STOVE. LOWERED BONUS ROOM HAS 14 FOOT CEILINGS AND SLAB HEATING. PRIMARY BEDROOM IS KING-SIZED WITH A VINYL FEATURE WALL AND WALK-IN CLOSET. ENSUITE IS A 3 PIECE. HOME ALSO HAS 2 OTHER BEDROOMS, LAUNDRY AREA, A NEW DECK (NORTH SIDE OF HOME), AND A 3 SEASONS ROOM. SHOP IS 40X30 WITH CONCRETE FLOORS AND IS HEATED. PROPERTY IS FULLY FENCED AND PARTIALLY TREED. WATER SUPPLY IS CISTERN. SEPTIC IS TANK AND FIELD. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
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