



## Rural Parkland County Alberta

\$1,099,900

Dream Garage Setup in Beaverbrook Park--Just 7 Minutes to the City! This one has it all: a 50x32' HEATED SHOP w/14' door, concrete floor and mezzanine, a 32x26 HEATED TRIPLE GARAGE, plus a 16x30 SINGLE GARAGE--perfect for hobbyists, mechanics, or serious storage needs. Sitting on 3.03 acres (on pavement), this 1990-built bungalow offers 1500+ sqft on the main floor, 3+1 beds, 3 full baths, 2 fireplaces, and a fully finished basement. Stunning features throughout including new luxury vinyl plank flooring, two waterfall granite countertops in the entertainers eat in kitchen, laundry on both levels, vaulted ceilings, Hot water on demand & more. Outside is just as impressive with a new Duradeck rear deck, a massive covered front veranda, beautiful landscaping, pond, firepit, greenhouse, and sheds--all surrounded by mature trees for privacy. This is the complete package for anyone wanting country space without losing city access. This truly is a dream property so come take a peek and fall in love. (id:6769)

Den 2.1 m X 3.28 m

Bedroom 4 5.8 m X 3.26 m

Bonus Room 4.59 m X 5.05 m

Laundry room 3.28 m X 2.52 m

Recreation room 9.12 m X 5.47 m

Utility room 2.76 m X 1.92 m

Living room 4.78 m X 5.15 m

Dining room 3.54 m X 2.73 m

Kitchen 4.67 m X 5.15 m

Primary Bedroom 3.53 m X 4.13 m

Bedroom 2 3.77 m X 3.39 m

Bedroom 3 3.78 m X 4.24 m

Listing Presented By:



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