



## Rural Sturgeon County Alberta

\$425,000

Situated on 2.5 acres of level land, treed, mature surroundings, just minutes from Gibbons, this spacious, 3 Bed, 1 Bath, 1839 sqft BUNGALOW + Quonset offers the perfect opportunity to create your dream acreage. Step into this bright, open concept country home w/ commercial grade vinyl plank flooring (2024) throughout main level. Upgraded good working kitchen (2019) open to Living Area. Separate Dining Room adds a traditional flavour. Down the hall finds huge Primary Bedroom w/ generous closet space, and two additional big Bedrooms. Combined Main Bath and Laundry. Basement finds some framing already done. Big egress basement windows. Potential for 2 more bedrooms. Many upgrades include, flooring, doors, trim, paint (2024). Electrical (2019, gutted to walls & studs). Windows (2016). Drilled Well & pressure tank (2018). Hot H2O tank (2020). This home just needs your refining TLC to make it shine! Ease of access to Hwy 28. Close to schools, shopping and amenities. Steps away from Goose Hummock Golf Course. (id:6769)

Living room 3.07 m X 8.24 m

Dining room 3.09 m X 3.7 m

Kitchen 4.46 m X 4.45 m

Primary Bedroom 3.05 m X 5.86 m

Bedroom 2 3.09 m X 3.7 m

Bedroom 3 3.08 m X 4.47 m

Listing Presented By:



Originally Listed by:  
NOW Real Estate Group

<https://lisahewitt.nowrealestategroup.ca/>



**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.