



## Rural Sturgeon County Alberta

\$639,000

Lamoureux is a hidden gem riverfront hamlet just minutes to Fort Saskatchewan where history charm and nature come together Set along the North Saskatchewan River and established in the early 1800s this quiet community offers a timeless peaceful setting with scenic views and a true sense of escape Direct access to the Trans Canada Trail invites endless walking biking and outdoor living while the small close knit feel creates privacy rarely found today Enjoy mature surroundings larger lots and minimal traffic without full acreage upkeep Set within this setting is a 2000+ sq ft 3+3 bedroom bungalow modernized in 2015 featuring a bright open layout granite countertops Euro style cabinetry and a sunken living room with a white stone fireplace South facing dining captures natural light and river views Some TLC required offering excellent potential to personalize and build equity Low maintenance yard 23x25 garage and shared driveway access complete this unique opportunity (id:6769)

Bedroom 4 Measurements not available

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

Listing Presented By:



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<https://paulettehudder.exp Realty.com/>

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