



## Rural Strathcona County Alberta

\$811,200

CUSTOM DESIGNED WALKOUT BUNGALOW on 3 Acres of sought after private & quiet, treed & cleared land, only 9 minutes from Sherwood Park. MAIN FLOOR - Open Concept with over 2000 sqft + additional heated "3 Season Room". From the Kitchen with breakfast nook to the Living & Family Room (both with Fireplaces) you'll be wowed. Primary Bedroom with walk in closet & Huge 5 pce EN-SUITE. Main Floor Laundry. DOWNSTAIRS - 1743sqft, 2 Bedrooms with large windows, partially completed 4 pce Bathroom, Massive Family Room with Fireplace and patio doors. Spacious Art Studio / Workshop with adjoining Den. OVERSIZED INSULATED GARAGE (29ft x 23'9"), with gas hookup & extra power. Uses Filtered Well Water & option to switch to Cistern setup, HWT (2025), 2 High Efficient Furnaces (2022 & 2011), roof, windows, kitchen, hardwood flooring, and much more were maintained/updated. Land has space for a shop or horses. Estate Sale, As-Is, Where-Is. DON'T MISS OUT! (id:6769)

Den 3.79 m X 2.39 m

Bedroom 2 4.13 m X 4.27 m

Bedroom 3 3.33 m X 3.55 m

Utility room 2.11 m X 4.2 m

Living room 4.66 m X 8.66 m

Dining room 4.13 m X 4.27 m

Kitchen 6.04 m X 5.04 m

Family room 5.09 m X 3.55 m

Primary Bedroom 5.86 m X 4.57 m

Sunroom 4.1 m X 4.07 m

Listing Presented By:



Originally Listed by:  
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