



## Rural Parkland County Alberta

\$1,149,000

Executive acreage offering just over 3 acres, mins from Edmonton city limits. This immaculate bungalow features an oversized 52x23 triple garage, 5 bdrms, 4 baths and convenient main floor laundry, with nearly 4,500 sq ft of living space.. A fully fenced property with an automatic gate and paved driveway provides a grand welcome. Enjoy lush landscaping with a productive vegetable garden and fruit varieties including apple and crabapple trees, Saskatoon berries, chokecherry, and raspberries, plus abundant wildlife. Outdoor living shines with a 3-season sunroom, tiered deck, gazebo and greenhouse with power and storage sheds. The spacious kitchen offers granite countertops, center island, ample cabinetry flowing into a formal dining room and adjoining living room. The primary suite features a 5-piece ensuite. Gleaming hardwood floors throughout. The fully finished lower level includes a large family room, recreation space, wet bar/ second kitchen with full sized stove and fridge. Mins to K-9 Graminia school (id:6769)

Family room 9.77 m X 5.21 m

Den 3.52 m X 1.89 m

Bedroom 4 4.05 m X 3.7 m

Bedroom 5 4.53 m X 4.15 m

Recreation room 7.65 m X 4.28 m

Storage 4.93 m X 2.15 m

Living room 4.86 m X 4.32 m

Dining room 4.32 m X 4.26 m

Kitchen 4.59 m X 4.24 m

Primary Bedroom 5.21 m X 3.63 m

Bedroom 2 4.89 m X 3.02 m

Bedroom 3 4.89 m X 3.06 m

Breakfast 5.1 m X 2.72 m

Listing Presented By:



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Royal LePage Noralta Real Estate

<http://sundersellshomes.com/>

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