



## Rural Strathcona County Alberta

\$495,000

PRIME LOCATION! Private country living outside of a subdivision & surrounded by beautiful farmland. Located only 10 minutes from Sherwood Park & Beaumont, 25 minutes to downtown Edmonton & with quick access to Anthony Henday, this property offers the best of both worlds: tranquility and convenience. This 3 bedroom (2 up & 1 down), 2 full bath bungalow is situated on 0.92 acres with direct access off of RR 231. Fully finished basement with large recreation room, bedroom & 3pc bathroom. Landscaped and fully fenced this property has a large shed, chicken coop, fenced dog pen, as well as a fire pit. Updates by the previous owner in 2011 include the furnace, windows, shingles, and septic tank pumps. A spacious double detached garage with a concrete pad beside provides ample parking, including room for your RV & toys. This is a fantastic opportunity to enjoy rural living with easy access to Sherwood Park, Nisku, Beaumont, Leduc, and nearby golf courses! GREAT FOR A BUSINESS OR AN INVESTMENT! (id:6769)

Bedroom 3 2.68 m X 3.56 m

Recreation room Measurements not available

Living room 4.88 m X 3.78 m

Kitchen 4.44 m X 3.77 m

Primary Bedroom 5.1 m X 3.77 m

Bedroom 2 3.03 m X 2.75 m

Listing Presented By:



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