



## Rural Strathcona County Alberta

\$1,098,998

Two incredible homes situated on a private 40-acre property. Located just 15 minutes east of Sherwood Park and 1 mile south of the Yellowhead Highway, adjacent to Elk Island Park. Beautiful driveway with canopy trees welcomes you to a bungalow including a BainUltra luxury air massage tub, sleek KitchenCraft cabinets, new windows, updated trim, casing, paint, and doors, as well as a new drilled well, water filtration system, high-efficiency furnace, attic insulation, and updated plumbing/electrical. Other highlights include a septic system upgrade, insulated garage, high-efficiency wood-burning stove, large south-facing deck, and main floor laundry. The property is ideal for horse enthusiasts, featuring fencing and cross-fencing, two barns with power/water, three automatic waterers, well-maintained outdoor riding arena, and two large meadows surrounded by forest. Completing this stunning property is a bright and modern cottage home, built in 2021, offering additional living space or a mortgage helper. (id:6769)

Bedroom 3 3.85 m X 6.85 m

Bedroom 4 3.75 m X 3.58 m

Office 3.85 m X 6.85 m

Living room 4.69 m X 7.09 m

Kitchen 4.67 m X 4.72 m

Primary Bedroom 4.68 m X 3.47 m

Bedroom 2 3.66 m X 2.79 m

Listing Presented By:



Originally Listed by:  
Royal LePage Prestige Realty

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