



53241 RGE RD 223 Ardrossan Rural Strathcona County AB

\$1,100,000

Gorgeous, raised, walkout bungalow with over 3400 sq feet of perfectly finished living space on 9.61 acres! This is the large, family acreage you've been searching for! Only 5 mins to Ardrossan, 8 to Sherwood Park, 12 to Edmonton, 14 to Fort Sask. Custom built to exacting standards & finished in 2012, w/ extra spray foam insulation & 50 yr. shingles (38 left). BOILER provides in-floor heat in basement, main floor & HIGH oversize, attached garage. High-end \$65K septic treatment plant w/ tank & surface discharge, 3200 gallon cistern (20 yrs old). Exterior deep sump for all weeping tile ensures a perfectly dry, BEAUTIFUL, walkout basement to huge patio with HOT TUB. Bonus room in bsmt for bar/games/gym/extra office/studio... Master Ensuite like a SPA w/ light/chroma therapy soaker tub, NEW shower & double vanity!! 12 foot living room ceiling! Gas FP. Perfect office just inside front door. Large double bay, heated 26X28 workshop w/ 220 pwr & 9' ceiling, extra sheds in yard, pastures, garden, fruit trees!!

Listing Presented By:



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