



## 54247 RGE RD 210 Rural Strathcona County AB

\$315,000

1138 square foot, two bedroom bungalow on a very private 11.12 acres, just about 30 minutes from Edmonton on the west border of Elk Island Park! Nice Character home with some upgrading & updating over the years, including furnace, hot water tank and AC and shingles on the house. Lots of nice old character and charm features in the home. Full basement with big windows, is partly finished, has a three piece bath a large family/rec room and room for another bedroom or two. Out buildings include a double detached garage with concrete floor, a large equipment storage/shop and a few other smaller buildings/sheds. The land is fairly flat, mostly cleared, but also has many trees. Fenced and has some cross fencing for horses, cows, livestock of your desire. There is also a duck pond! Paved road access right to the property. Located about 30 minutes from Edmonton, 15 - 20 minutes to Fort Saskatchewan or Sherwood Park. Great value as it is and a great opportunity for a fantastic place to build your dream home!

Listing Presented By:



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