



## Rural Sturgeon County Alberta

\$1,630,000

LOCATION! LOCATION! ONE-OWNER, CUSTOM BUILT, 1800 sqft beautiful, BUNGALOW, w/ DBL, OVER SIZE GARAGE & SHOP (54'x40') on 108 FENCED ACRES. 25 acres Crop, 70 acres Pasture & 2 Dugouts ZONED AG, Perfect for HOME-BASED BIZ or HOBBY FARM. JUST MINUTES to Fort Sask, St. Albert & Edmonton. The spacious bungalow offers floor-to-ceiling windows complimenting the rooms w/ of natural light. Open-concept layout boasts 9ft ceilings with the main floor Living Area open to the Dining & Kitchen, new SS Appliances, corner pantry, center island & eat-up bar allow for ease of entertainment. W/B Inertia fireplace adds cozy ambiance & efficiently heats the home. Step off the kitchen to the composite deck (2024) & enjoy the peace of country living. Main floor finds generous Primary Bedroom w/ big 4pc ensuite, 2 more large Bedrooms, 4pc Main Bath & Laundry. Massive Basement w/ 9ft ceilings offers a fresh palette for your design..A/C..Dbl oversize garage w/ 9ft celings, new Epoxy floor (2025), floor drain, plumbed for heat. (id:6769)

Living room 4.58 m X 5.06 m

Dining room 4.26 m X 3.5 m

Kitchen 6.54 m X 4.7 m

Family room Measurements not available

Primary Bedroom 4.75 m X 4.79 m

Bedroom 2 3.53 m X 2.83 m

Bedroom 3 3.55 m X 2.78 m

Laundry room 3.49 m X 3.08 m

Listing Presented By:



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