



## Rural Strathcona County Alberta

\$1,599,900

Welcome to this amazing acreage only a few minutes east of Fort Saskatchewan. This original owner property has been well cared for since day one, & it shows. The bungalow offering 1437 sq.ft., shows beautifully & with 4 spacious bedrooms, 2 baths & a FF basement. The main floor offers a sprawling layout with 3 bedrooms, a HUGE kitchen with an equally large living room, a 4pce bath & MAIN FLOOR laundry. The finished basement offers a 4th bedroom, a 3pce bath & very spacious 40' x 17' family room. Crops for this 143 acre property which is rated #1 soil, have been Wheat & Canola on a rotating basis. The property is on CITY WATER & also has a 180' well with a hand pump. Other features/upgrades include, NEW SHINGLES, NEW SIDEWALK (2019) SEPTIC SYSTEM (2020) HUGE QUONSET (40'x 80') NEW COMPOSITE DECK (2020) & more. The land surrounding the home is approx. 5 acres, leaving 138 acres of exceptional farmland with excellent crop yields. A MUST SEE property if you're looking for acreage living in Strathcona County. (id:6769)

Family room 12.18 m X 5.11 m  
Bedroom 4 2.73 m X 2.69 m  
Cold room 2.65 m X 2.18 m  
Bedroom 5 3.46 m X 3.26 m  
Living room 4.17 m X 5.5 m  
Kitchen 5.23 m X 4.71 m

Primary Bedroom 3.31 m X 3.67 m  
Bedroom 2 2.88 m X 2.61 m  
Bedroom 3 2.74 m X 2.84 m  
Laundry room 1.84 m X 0.87 m  
Storage 2.63 m X 2.7 m

Listing Presented By:



Originally Listed by:  
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