



## 56022 RR 245 Rural Sturgeon County AB

\$585,900

BEAUTIFULLY PARTIALLY UPGRADED 4 bdrm, 3 bath, 4 level split features over 1784 sq. ft. of living space on 1.73 acres of tree lined land. Open concept living, Kitchen/dining room features tons of large newer windows, gas fireplace and a gorgeous curved staircase leading to the upper and lower levels. The kitchen needs some cabinet work like paint but shows well and features stainless appliances and a walk in pantry. More upgrades include newer roof, lino floor, bathrooms, light fixtures, fresh paint & mor. The upper level has three good size bedrms & renovated main bath. Primary bdrm boasts walk in closet, tons of natural light & a unique 3 piece ensuite. Lower level has your Den or 4th bdrm, huge family room, three pc bathroom and a good size laundry room. Lower level also requires finishing as does the unfinished 4th level that is home to the 2 furnaces and utility access. Triple detached shop/garage built in 2015. Insulated, heated with storage, metal roof & separate bay w/man door access. A MUST SEE!

Listing Presented By:



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