



## Rural Sturgeon County Alberta

\$1,650,000

EXECUTIVE ESTATE on a PRIVATE 80-ACRE PARCEL offering TOTAL PRIVACY, surrounded by mature trees and high-producing farmland. Ideally located just 3 MINUTES TO BON ACCORD and LESS THAN 20 MINUTES TO ST. ALBERT, this hidden gem blends luxury and functionality. Showcasing a striking stone tile exterior, professional landscaping, and a FULL WALK-OUT BASEMENT, this custom open-concept bungalow features hand-scraped hardwood floors and a sun-filled great room with WALLS OF WINDOWS. The chef-inspired kitchen offers TOP-OF-THE-LINE INTEGRATED APPLIANCES and overlooks the dining area. The living room is anchored by a FLOOR-TO-CEILING STONE FIREPLACE. The spacious primary retreat includes a SPA-LIKE ENSUITE, alongside two additional bedrooms and main floor laundry. The lower level is designed for ENTERTAINING with a media room, rec room, 4th & 5th bedrooms and full bath. Complete with an OVERSIZED FOUR-BAY FULLY FINISHED GARAGE plus space to BUILD A DREAM SHOP or explore SUBDIVISION POTENTIAL. A MUST SEE IN PERSON! (id:6769)

Bedroom 4 3.74 m x Measurements not available	Kitchen 5.21 m x Measurements not available
Bonus Room 7.6 m x Measurements not available	Primary Bedroom 5.46 m x Measurements not available
Bedroom 5 4.02 m x Measurements not available	available
Mud room 2.02 m x Measurements not available	Bedroom 2 4.15 m x Measurements not available
Recreation room 7.48 m x Measurements not available	Bedroom 3 3.82 m x Measurements not available
available	Laundry room 4.25 m x Measurements not available
Living room 7.99 m x Measurements not available	available
Dining room 3.8 m x Measurements not available	Pantry 2.63 m x Measurements not available

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<https://kinrealestate.ca/>



**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.