



## Rural Sturgeon County Alberta

\$460,000

A rare opportunity to own 9.69 acres of serene countryside, free from subdivision restrictions! Just north of Morinville, and just 30 minutes from St. Albert. This unique home is the perfect starter homestead or house property. The charming home features 3 bedrooms, a living room, dining room and kitchen, one bath with shower. An undeveloped loft offers extra potential to add even more living space - perhaps an office? Enjoy peaceful mornings on the patio or deck while watching your horses graze. The land is nearly fully fenced and cross-fenced, with lush pastures, a large horse shelter, an old granary for storage, and an automatic waterer. A huge shop includes a single garage door, cement floor, power, a large workbench, and a tack room. Additional perks include a garden/wood shed, well, natural gas, septic system, wind fence, and newly planted trees. Drilled well. Surrounded by farmers' fields with stunning views--this is country living at its finest! Convenient to Camilla School in RQB. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
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