



## Rural Sturgeon County Alberta

\$799,900

Acreage living at its finest! This beautifully treed 3-acre property offers privacy, space, and convenience with easy access to town and nearby amenities. The property features golf-course quality grass, mature trees, and backs onto a peaceful creek and treed ravine area, creating a stunning natural setting. The charming bungalow welcomes you with a front veranda and a west-facing back deck, perfect for enjoying sunny evenings. Inside you'll find a beautiful kitchen with induction stove, large island for entertaining, and spacious dining area. The cozy living room features a fireplace with mantle, creating a warm gathering space. The primary suite includes a walk-in closet and spa-like ensuite, plus two additional bedrooms on the main floor. The fully finished basement offers a huge family area ideal for a pool table, along with two more bedrooms, full bath, and laundry room. Outside you'll love the 40x30 heated shop with washroom and an additional 28x22 garage. Upgraded Shingles (2014) and HWT (2022). (id:6769)

Family room 8.72 m X 12.61 m

Bedroom 4 3.33 m X 3.36 m

Bedroom 5 3.39 m X 3.36 m

Living room 4.95 m X 4.81 m

Dining room 4.79 m X 2.8 m

Kitchen 4.8 m X 3.91 m

Primary Bedroom 4.88 m X 3.65 m

Bedroom 2 3.68 m X 3.42 m

Bedroom 3 3.46 m X 3.42 m

Listing Presented By:



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