



## Rural Sturgeon County Alberta

\$649,900

Discover this charming 1,500 SQ FT BUNGALOW ON 1.5 ACRES in Namao Ridge, proudly owned by the ORIGINAL OWNER. The home boasts a huge oversized double attached garage and is conveniently located on pavement just 15 minutes from the city limits. Upgrades include a NEW SEPTIC TANK AND FIELD (2022), newer windows, a newer roof, a freshly re-topped driveway, and a new hot water tank. The home is CONNECTED TO CITY WATER and features a sunken living room, a main floor laundry, 3 bedrooms, and 2.5 baths. The partially finished basement offers flexible space. Enjoy direct access to A TRANQUIL COMMUNITY PARK RIGHT IN YOUR BACKYARD. With its bright layout, ample storage, and peaceful setting in a quiet neighbourhood, this property is perfect for those seeking both comfort and privacy, while still enjoying reliable city services and the beauty of nature. (id:6769)

Family room Measurements not available

Den Measurements not available

Bedroom 4 Measurements not available

Storage Measurements not available

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:  
RE/MAX Elite

<http://www.kinsellasells.com/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)