



## Rural Parkland County Alberta

\$229,000

Escape to country living on this private 1.8-acre property in Gainford, just off pavement, less than an hour from Edmonton with your own natural forest for added privacy & exploring. This welcoming 1,549 sq. ft. modular home offers a bright, open layout w/vaulted ceilings, custom windows & a skylight that fill the main living area w/ natural light. The kitchen features lots of cabinets, generous counter space & gas stove, flowing into the inviting living rm so everyone is included when entertaining. 3 generous bedrooms include an oversized primary retreat w/ 4-piece ens & walk-in closet, plus a second 4-pce bath & convenient laundry. Outside, enjoy mature trees, perennial gardens, low-maintenance landscaping, tarp garage, shed & original home for extra storage. Just a short walk to Lake Isle w/ public access for boats, watersports & fishing; nearby quad & snowmobile trails. A wonderful opportunity to enjoy acreage living with year-round recreation & accessibility. Ready to welcome its next family! (id:6769)

Living room 4.631 m X 5.708 m

Dining room 2.728 m X 4.659 m

Kitchen 2.983 m X 4.655 m

Primary Bedroom 3.715 m X 5.708 m

Bedroom 2 3.197 m X 3.74 m

Bedroom 3 3.49 m X 2.694 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.johnconnor.ca/>



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