



## Rural Strathcona County Alberta

\$526,000

Beautiful 1,744 sq ft bungalow on 3.29 private, treed acres in the quiet cul-de-sac of Patricia Glen Estates. Features a double detached heated garage and a 29' x 29' heated metal shop with in-floor heat, 10' doors, and overhead hoist. Built in 1993, the home offers a bright open layout with a sunken living room, wood-burning fireplace, oak kitchen, and large dining area. Originally 3 bedrooms on the main, now 2--with potential to convert back and create a 4-bedroom layout. Primary Suite includes a versatile attached den, ideal for office or nursery. Fully developed basement offers a large family/games room, 3rd bedroom, laundry, and cold storage. Natural gas BBQ hookup on the 1,000 sq ft multi-tiered deck. Landscaped with fruit trees, garden, and firepit. Extra materials for a 2nd kitchen and 4th bathroom will be left with the home. Property needs some TLC but offers great potential to become the perfect family home!! There is a large storage at the back of the property. So much potential here! (id:6769)

Workshop 29' x 29'

Family room 7.68 m X 6.67 m

Bedroom 3 4.07 m X 3.52 m

Storage 6.91 m X 1 m

Living room 6.15 m X 3.48 m

Dining room 4.38 m X 3.34 m

Kitchen 3.78 m X 3.34 m

Den 4.6 m X 5.94 m

Primary Bedroom 3.53 m X 4.1 m

Bedroom 2 4.8 m X 2.96 m

Listing Presented By:



Originally Listed by:  
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