



## Rural Parkland County Alberta

\$650,000

Bi-level with attached double garage (22Wx26L, heated, 220V) and SHOP (42Wx60L, heated, 220V, bathroom, laundry, kitchen & living space) on 3.09 acres in Hycrest Place I subdivision, only 10 minutes northwest of Stony Plain. The house boasts 2,310 square feet of total living space. On the upper level: cozy living room with wood-burning fireplace, spacious L-shaped kitchen with built-in dishwasher, dining room with deck access, 2 full bathrooms and 3 bedrooms including the owner's suite with 3-pc ensuite. On the lower level: family room with a second fireplace, large recreation room, laundry room, 3-pc bathroom, storage room and mudroom with back patio access. The enormous shop with 800 sqft of living space features a full kitchen, living room, bedroom, 3-pc bathroom & laundry room. The tree-lined property is partially fenced and features out buildings such as a large Quonset, woodshed and storage shed. Fantastic location near Chickakoo Lake Rec Area, easy access to Yellowhead and only 20 mins to Edmonton! (id:6769)

Family room 4.39 m X 5.03 m

Laundry room 3.1 m X 3.26 m

Recreation room 5.24 m X 4.11 m

Mud room 3.94 m X 3.34 m

Living room 4.49 m X 4.71 m

Dining room 2.72 m X 3.29 m

Kitchen 3.64 m X 3.56 m

Primary Bedroom 3.21 m X 3.56 m

Bedroom 2 2.55 m X 3.37 m

Bedroom 3 2.75 m X 2.98 m

Laundry room 3.54 m X 4.46 m

Bedroom 4 3.65 m X 4.45 m

Second Kitchen 4.3 m X 4.45 m

Listing Presented By:



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