



Rural Sturgeon County Alberta

\$899,000

Private treed acreage with custom built 1 1/2 storey home backing onto Sturgeon River. Curb appeal galore from the gate leading to a circular paved driveway. Open plan kitchen, living & dining areas with custom engineered masonry 2 way wood fireplace. Main floor Master bedroom has 5pc ensuite, walk in closet and access to sunroom or front porch. Sunroom has access from living room, master ensuite and access to back deck with hot tub & outdoor kitchen. Laundry room located off kitchen leads into the 3 car heated garage that is radiant heated, hot/cold water, sumps, cabinetry a mechanic would love and even a built in doghouse. Lower level has family room with gas fireplace, wet bar with loads of cabinetry, bedroom, gym & storage with built in gun cabinet/safe. Added features include 24x16 shop with 22v & overhead door, (2) storage sheds (1 with power), playstructure with rubber chip, 2 septic fields, UV filter & more! All on pavement. (id:6769)

Family room 4.45 m X 6.63 m

Bedroom 4 3.6 m X 5 m

Recreation room 4.01 m X 7.07 m

Other 2.22 m X 4.87 m

Storage 5.12 m X 1.86 m

Living room 5.13 m X 5.38 m

Dining room 4.24 m X 3.64 m

Kitchen 4.23 m X 4.31 m

Den Measurements not available

Primary Bedroom 4.01 m X 5.15 m

Office 4.02 m X 3.74 m

Bedroom 2 4.01 m X 7 m

Bedroom 3 4.01 m X 7 m

Listing Presented By:



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