



## Edmonton Alberta

\$3,750,000

Pleased to present this rare opportunity: 3 separate homes situated on 9.98 acres, just off 17 St minutes from Sherwood Park & Edmonton. A beautifully treed lot offers exceptional privacy & the ideal setup for multi-generational living, income potential or a shared family retreat. The property includes 4 gardens, multiple storage areas for equipment & recreational toys. Electrical in all 5 garages. Both 1st & 2nd homes feature perimeter heating for added comfort. Home 1: Well-maintained with numerous upgrades. New shingles (2021) HWT (2022) 2 furnaces (2021) Vinyl plank (2022) Home 2: 1969 Bungalow 1,318.30 sq. ft. Spacious with excellent parking. Vinyl exterior, 3 bed, 3 bath, attached single garage plus an oversized heated double garage 27'2" x 31', 9 ft doors, 220 AMP. Includes Hot Tub. New Shingles (2018) New gas lines (2023) HWT (2025) 2 furnaces. Hardwood + carpet. Home 3: 1.5 Storey Approx. 100 years old, 848.79 sq. ft. Charming with timeless appeal. Stucco exterior, 2 bed, 1 bath, HWT (2017) Furnace (2002) Roof maintained. (id:6769)

Family room 21'5" x 17'4"

Bedroom 4 13' x 12'8"

Bonus Room 28'11" x 13'

Other 9'7" x 12'8"

Utility room 12'2" x 14'1"

Other 7'1" x 14'8"

Living room 25'7" x 12'6"

Dining room 11'9" x 14'6"

Kitchen 9'10" x 14'6"

Primary Bedroom 21'4" x 11'11"

Bedroom 2 9'11" x 13"

Bedroom 3 12' x 10'1"

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

<https://silkavenue.ca/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

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