

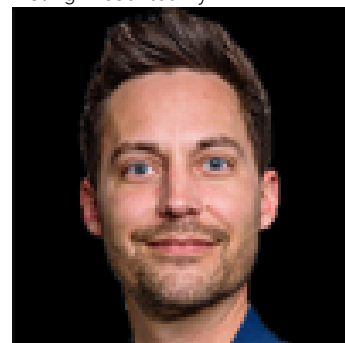


Spruce Grove Alberta

\$1,450,000

WORK. LIVE. PLAY. -- ALL ON 5 ACRES! NOT in a subdivision and just 5 minutes from Edmonton, this exceptional acreage offers a rare opportunity to combine country living, substantial workspace and an established, PROFITABLE dog park business -- all in one location. Meticulously maintained, the 1,874 sq ft bungalow features 4 bedrooms, 3 bathrooms, a bright sunroom, open-beam ceiling, wood-burning fireplace insert, renovated kitchen and bathrooms, new luxury vinyl plank flooring throughout the main level, and a fully finished walk-out basement with a fourth bedroom, 3-piece bath and spacious family room. The 2211 x 248 double attached garage adds everyday convenience. WORK: A 30 x 42 radiant-heated shop with 220 power, telephone line and alarm system is complemented by an expanded triple detached garage and improved Quonset. The triple garage features three insulated overhead doors, metal roof and siding, full insulation, finished interior and engineered vehicle-supporting flooring. BUSINESS & PLAY: The property is home to an established and profitable PRIVATE dog park business, featuring TWO dedicated private parks of approximately 1 acre and 2 acres. Extensive infrastructure is already in place, including substantial fencing, privacy fencing, shelters, agility obstacles, covered gazebo-style seating, benches and more. This provides a rare opportunity for a buyer seeking both a residence and an established income-producing business all in one location. Additional outdoor features include a fenced residential yard, approximately 520 sq ft front deck, boardwalk, playground and Arctic Spa hot tub. Extensive improvements have been completed throughout the property over the past five years, including upgrades to the home, yard, outbuildings and PRIVATE dog parks. More than an acreage, this is a true WORK. LIVE. PLAY. opportunity with exceptional infrastructure and an establishe...

Listing Presented By:



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