



## Rural Parkland County Alberta

\$425,000

PEACEFUL COUNTRY HAVEN on 3.44 private treed acres bordered by crown land! This ENERGY EFFICIENT 3 bed 1 bath bungalow offers premium 6" thick Insulated Concrete Form walls, In-floor heat, TRIPLE PANE WINDOWS & HARDIE BOARD SIDING! A sunny front porch welcomes you to this charming home that you can heat for less than \$1000/year! Inside you'll find soaring 10' CEILINGS, recently painted walls/cabinets/doors/trim(2024) & UPDATED MECHANICAL(HWT, pressure tank, & stove 2024, new pump for in-floor heat 2025). The kitchen offers durable concrete counters, S/S appliances, new upper cabinets(2024), 2 B/I hutches, laundry & access to the 4pce bath. Pass by the well-sized dining rm into a cozy living rm w/ 3 adjacent bedrooms, including the primary w/access to the SW facing deck. There's plenty to entertain you outside w/raised garden beds, fruit trees & shrubs, fire pit, storage shed, a NEW GARGE TENT(2025) & plenty of room to expand and add out-buildings! All just minutes away from Jackfish, Star & Mink Lakes! (id:6769)

Living room 4.31 m X 3.18 m

Dining room 5.18 m X 4.12 m

Kitchen 3.89 m X 3.32 m

Primary Bedroom 4.07 m X 4.04 m

Bedroom 2 3.28 m X 3.27 m

Bedroom 3 3.02 m X 2.94 m

Listing Presented By:



Originally Listed by:  
MaxWell Challenge Realty



**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.