



## Rural Lac Ste Anne County Alberta

\$539,900

IMMACULATE AND UPGRADED WITH A MANICURED PRIVATE YARD BACKING ONTO GREEN SPACE SECONDS FROM THE LAKE. WELCOME TO 4812-49 A AVE IN THE VILLAGE OF SUNSET POINT. THIS INCREDIBLE HOME WAS BUILT IN 2002 AND HAS 3 BEDROOMS, 2 BATHS, AND ALMOST 2400 SQ FEET OF LIVING SPACE. THE UPGRADED KITCHEN HAS GRANITE COUNTERTOPS, MAPLE HARDWOOD FLOORS, 9 FOOT CEILINGS, STAINLESS APPLIANCES, GLASS TILE BACKSPLASH, AND CUSTOM MAPLE CABINETRY. DINING AREA IS OPEN CONCEPT, SPACIOUS, WITH EXTERIOR DECK ACCESS AND HAS A BUILT IN DINING HUTCH. INVITING LIVING SPACE HAS HARDWOOD FLOORS AND BORDERS MAIN ENTRANCE. PRIMARY BEDROOM IS LOCATED ON MAIN FLOOR AND IS KING-SIZED WITH A CORNER CLOSET AND UPGRADED ENSUITE WITH CUSTOM TILE/GLASS SHOWER. UPPER LEVEL HAS 2 ADDITIONAL BEDROOMS, A FULL BATHROOM, AND LAUNDRY. BASEMENT IS PARTLY FINISHED WITH A REC ROOM, NEW FURNACE AND HWT. ATT HEATED GARAGE IS 21X21'. HOME HAS NEW WINDOWS, NEW SIDING, UPGRADED INSULATION, NEW SHINGLES, AND LIGHTING. PAVED SUBDIVISION. DRILLED WELL. (id:6769)

Family room Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate



**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com