



Rural Sturgeon County Alberta

\$1,195,000

Great opportunity for this 10 Acres of nicely treed land with 2 residences only minutes to Town of Morinville and just off of Highway 642. Main residence is 1687 sq ft Bungalow on 5 acres with 5 bedrooms 3 bathrooms large kitchen with eating area. Fully Finished basement with Rec room and family room plus a 24FT by 44FT Triple Detached garage. 2nd residence is 1200 sq ft 1998 built Manufactured Home with 22ft by 24ft double detached garage. 40ft by 120ft shop is on 5 acres with Mobile, 40ft by 60ft of shop is heated . There is only one drilled well for both properties but each has its own septic system. Two separate entrances one for each property great for families that need to be close together or you can rent out the Mobile home as extra income . Two 5 acre parcels are on separate titles. Great location only minutes to Morinville Leisure Center and 5 minutes to Highway 28 and 20 minutes to Anthony Henday. (id:6769)

Family room 3.67 m X 9.03 m

Bedroom 4 4.08 m X 3.39 m

Recreation room 4.92 m X 6.48 m

Bedroom 5 3.69 m X 4.18 m

Living room 4.03 m X 6.5 m

Dining room 4.18 m X 2.64 m

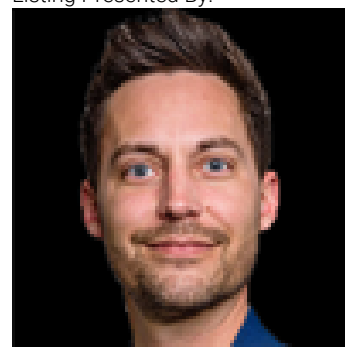
Kitchen 4.03 m X 3.89 m

Primary Bedroom 4.04 m X 3.61 m

Bedroom 2 4.09 m X 3.54 m

Bedroom 3 4.09 m X 2.74 m

Listing Presented By:



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