



## Rural Sturgeon County Alberta

\$950,000

Rare opportunity to own 74.9 acres of versatile farmland set up for livestock and hobby farming. The property includes fenced and separated areas for animals, a dugout water system, and 8 chicken coops with enclosed yards suitable for poultry or small livestock. The charming Cape Cod style home offers 3 bedrooms and 3 bathrooms, including a primary bedroom with private ensuite and two bedrooms upstairs. Interior finishes feature wood ceilings, hardwood floors, and ceramic tile, creating a warm country feel. Recent upgrades include a newer furnace, air conditioning, and on-demand hot water system. Enjoy the outdoors with a large wraparound deck, rear deck, pool, and fire pit areas. The property also includes a triple attached heated garage with its own power panel and hot/cold water sink, plus a large unfinished basement ideal for storage or future development. A great opportunity for those seeking rural living with farming potential. (id:6769)

Living room 4.85 m X 5.94 m

Dining room Measurements not available

Kitchen 4.21 m X 7.02 m

Primary Bedroom 3.31 m X 5.012 m

Mud room 2.82 m X 2.17 m

Office 2.66 m X 3.06 m

Mud room 2.65 m X 3.07 m

Bedroom 2 5.12 m X 7.29 m

Bedroom 3 4.72 m X 7.27 m

Listing Presented By:



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Digger Real Estate Inc.

<http://www.teamdigger.ca/>

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