



## Rural Strathcona County Alberta

Tidan Heights

# \$749,000



UNBEATABLE LOCATION! Tucked on a beautifully treed lot backing a reserve and farmland, this charming 5-bedroom, 3-bathroom bungalow offers privacy, space, and convenience, just 5 minutes from NE Sherwood Park on pavement with quick access to Hwy 16 and 21. The interior is very well maintained and functional. The a main floor features a bright eat in kitchen with solid wood cabinetry and newer appliances, a formal dining room, living room, family room ideal, and the spacious primary suite includes a walk-in closet and ensuite, two additional bedrooms and a full bath up. Finished basement offers a large flex room, a wet bar, 2nd family room, two bedrooms, full bathroom, laundry, and storage. Newer cistern, shingles, furnace, HWT and garage heater. The exterior siding and rear deck are original and need some TLC. Enjoy the peaceful acreage setting and mature landscaping, exceptional privacy from both the road and neighbours. +Paved round-about driveway, pad and triple 33.5' X 25' heated garage/shop! (id:6769)

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