



Rural Parkland County Alberta

\$445,000

With classic architecture & a prime location, this 2 storey home offers a perfect blend of nature & comfort, and is ready to be transformed into your ideal sanctuary. Set at the back of an enclosed road, nestled against a serene lush green space with tranquil pond just beyond, you'll discover over 3000 sq ft of functional living space, including the unfinished basement, with loads of storage & the option for a 5th bedroom & flex space. The main floor unites a huge den/library/office with a living room, featuring stone-faced wood-burning fireplace, contemporary dining room accessed via double glass doors or from the kitchen with breakfast nook giving direct access to the private back yard, while the mudroom & laundry room are just off the attached double garage. Private quarters upstairs include 3 bedrooms serviced by a 4pc bathroom, and the massive primary retreat with walk-in closet & 4pc ensuite. Back, side & front decks are all ideal for entertaining, & parents will love the Blueberry school district! (id:6769)

Utility room 27'7 x 13'11

Storage 12' x 10'5

Storage Measurements not available

Living room 15'5 x 11'2

Dining room 12'10 x 10'8

Kitchen 13'7 x 12'5

Family room 15'6 x 11'2

Breakfast 12'5 x 8'

Laundry room 7'5 x 6'3

Mud room Measurements not available

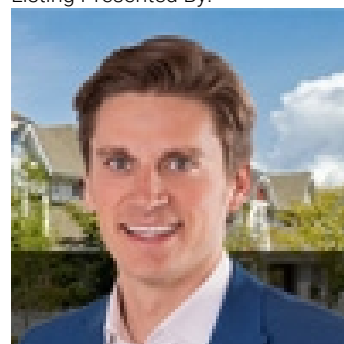
Primary Bedroom 15'8 x 14'8

Bedroom 2 10'9 x 8'10

Bedroom 3 10'9 x 10'6

Bedroom 4 9'11 x 9'6

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate

<http://movewithmarty.realtor/>



CREA

DDF

#230, 70 Mcleod Ave , Spruce
Grove, AB,

Phone: 780-920-0550
tyson@royallepage.ca

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.