



## Rural Parkland County Alberta

\$879,900

LUXURY bungalow in GATED acreage community; located just 7 minutes north of Spruce Grove & 15 minutes west of the Anthony Henday in Edmonton. Discover a secluded, PRIVATE 45+ community offering serene walking trails, a picturesque lake & secure RV storage all within the gates. Enjoy the convenience of front yard landscaping & driveway snow removal, all managed for you, while your backyard remains yours to personalize & enjoy. This home features 2826 SqFt of total finished living space plus a massive 1417 SqFt, 5 car garage. Ideal for R.V's w/sprawling driveway and reinforced concrete skirting around the home. Inside this home includes vaulted ceilings, vinyl flooring, granite counters, energized closets and G-Fireplace. Plus a custom YEAR-ROUND SUNROOM with towering windows and gorgeous west facing views. Luxury floor to ceiling wood cabinets in the kitchen with under cabinet lighting. An immaculate home that offers the luxury of acreage living with the added convenience of association-maintained upkeep. (id:6769)

Family room 6.77 m X 8.5 m

Bedroom 2 4.34 m X 3.46 m

Living room 5.72 m X 5.25 m

Dining room 2.44 m X 4.43 m

Kitchen 4.05 m X 4.43 m

Primary Bedroom 5.25 m X 3.84 m

Sunroom 3.75 m X 4.3 m

Laundry room 1.77 m X 2.19 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<https://tysonmoroz.com/>



**Royal  
Le Page Noralta Spruce Grove**

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

Phone: 780-920-0550  
Fax:  
[tyson@royalpage.ca](mailto:tyson@royalpage.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.