

\$769,900 - 55415 Hwy 28a, Rural Sturgeon County

MLS® #E4446089

\$769,900

3 Bedroom, 3.00 Bathroom, 1,629 sqft
Single Family on 3.26 Acres

None, Rural Sturgeon County, Alberta

Great OPPORTUNITY to own a beautiful 1629 sf. bi-level home on 3.26 acres OUT OF A SUBDIVISION, 10 minutes north of Edmonton City Limits, ON PAVEMENT. AND ON CITY WATER!! This home has 9' ceilings throughout. Large open kitchen, with island and eating bar, stools included. The living room /dining room has a gas fireplace and bright large windows with access to the East facing deck OVERLOOKING a huge duck POND. 2 bedrooms up and a large Den/Flex room and a gas fireplace!! The WALK OUT basement is partially finished with a large bedroom, and 3 piece bath AND Outside walls are drywalled and await your final touches for room design. HUGE 32 x 78 HEATED SHOP with 12' foot x 12 door, 2 post car lift, 10HP compressor with airlines., smooth concrete floor with floor drain, Paint booth w/ fan There is plenty of storage along with a mezzanine also. 13' ceilings with infrared heaters and a 2pce bathroom. There is also cold storage 13'x 76'. New roof on house 2024, A/C in house, All appliances and Freezer stay (id:6289)

Built in 2006

Essential Information

Listing #	E4446089
Price	\$769,900
Bedrooms	3
Bathrooms	3.00



Square Footage	1,629
Acres	3.26
Year Built	2006
Type	Single Family
Style	Bi-level

Community Information

Address	55415 Hwy 28a
Subdivision	None
City	Rural Sturgeon County
Province	Alberta
Postal Code	T0A1N1

Amenities

Amenities	Vinyl Windows
Features	See remarks, No Smoking Home
Parking	Attached Garage
# of Garages	1
Is Waterfront	Yes
Waterfront	Waterfront on lake

Interior

Appliances	Alarm System, Dishwasher, Dryer, Freezer, Garage door opener remote(s), Garage door opener, Refrigerator, Stove, Central Vacuum, Washer, Window Coverings, See remarks
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Gas
Has Basement	Yes

Listing Details

Listing Office	Royal LePage Arteam Realty
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