



Rural Strathcona County **M 4 R 23 T 52 S 24 Q SE** **LP: \$1,149,000**
 169 52328 HWY 21 T8B 1J9 **SP:** M

Listing ID # E4328860	Agricultural No	ACTIVE
Building Type Detached Single Family	Sold Date	
Style Bungalow	Beds Above/Total 2 / 4	
Year Built 2003	Baths Half/Full 1 / 3	
Total Acreage 2.990	Total Baths 3.1	
Community Country Club Estates	Tot Floor AG SqM 237.24	
Nearest Town Sherwood Park	Tot Floor AG SF 2,553.65	
Dist to Town		

URL-Virtual Tour

Welcome to this warm & inviting custom built Timber Frame home! This stunning 2,553 SF bungalow w/loft sits on 2.99 acres in Country Club Estates, minutes from Sherwood Park. The large front entrance welcomes you to an open main floor w/great room featuring 18' ceilings, floor to ceiling windows & a floor to ceiling stone faced wood burning fireplace. The kitchen has beautiful hickory cabinetry, large island, walk-in pantry & garden doors to the deck. The MAIN LEVEL primary bedroom has a 3-sided gas fireplace, spa-like 4pc ensuite, walk-in closet & doors to the deck. Completing the main level is an office, which could be converted to a second bedroom, a mud/laundry room & 2pc bathroom off the oversized attached double garage. The upper loft features a family room, bedroom w/walk-out balcony and a 3pc bath. The fully finished basement has 2 bedrooms, family room, rec room, cold room & 3pc bath w/heated floors. Outside enjoy a 2-tiered deck & a 32'X43' heated garage/shop. New shingles June 2022.

Directions

Room	Dim	Level	Room	Dim	Level	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Living Room	5.11x4.27	M	Bedroom 3		B	1	2	M	No	Main		
Dining Room	4.08x3.66	M	Bedroom 4		B	2	4	M	Yes	Upper		
Kitchen	4.30x3.95	M	Laundry Room	4.16x2.60	M	3	4	U	No	Above Grd		
Family Room	4.78x3.29	U	Second Family		B	4	3	B	No	Lower		
Den	4.73x3.01	M	Recreation Room		B	5				Below Grd		
Bonus Room					B	6				Tot Flr AG	237.24	2,553.65
Primary Bedrm	5.26x4.56	M	Cold Room		B	7				# Finished	3	
Bedroom 2	3.86x3.24	U										

Heat Source Natural Gas **HS Desc** Paid For
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Stone, Vinyl
Flooring Carpet, Hardwood, Slate
Features Deck, Natural Gas BBQ Hookup

Construction Wood Frame
Basement/Dev Full / Fully Finished
Separate Ent
Lot Shape **Front Exp**
Front x Depth (m) x (m)
Zoning
Tax Amount \$5,574.60 / 2022
Fireplace Yes **Fuel** Gas, Wood
FP Type Stone Facing, Three Sided

Goods Incl Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings

Acres Freehld **Acres Leasehld**
Major Use
Env Assessmt **Type**
Reg Wtr Rights **Acres Water Rights**
Water Desc Paid For **Phone Desc** Paid
Water Supply Cistern

Goods Excl

Sewer/Septic Aerobic Treatment System

Site Features Cul-De-Sac, Landscaped

Power Service Paid For
Out Building

Parking Double Garage Attached, Over Sized, Shop, Triple Garage Detached

Road Access Gravel, Paved

Conform/Yr /	2nd Suite No	Permit By Seller
Condo Name	Garden Suite	Garage Suite
Condo Fee /	HOA Fee	HOA Fee/Sched /
Fee Includes	HOA Fee Incls	

Park Encl/Tot / **Garage Dim**