



Rural Strathcona County

53540 Range Road 215

M: 4 R: 21 T: 53 S: 31 Q:

LP: \$534,900

SP:



ACTIVE

List ID#: E4096022

Type: Detached Single Family

Style: Bungalow

Year Built: 1980

Full Baths: 3

Half Baths: 1

Tot A.G. SqFt: 1,511.91

Nearest Town: Sherwood Park

Total Acreage: 2.94

Bdrms Above: 3 **Bdrms Total:** 4

Basement: Full

Basement Dev: Fully Finished

Tot A.G. SqM: 140.46

Welcome to your own 2.9 acre private oasis surrounded by spring fed ponds and mature trees. Right off highway 830 sits this gorgeous 1500 sqft bungalow featuring 4 bedrooms 3.5 bathrooms and an oversized double garage. Walk in the front door to your cozy living room with huge bay windows allowing tons of natural light, follow the high end laminate right into the spacious dining room with elegant light fixtures and a wood burning fireplace. Main floor laundry, 2 spare bedrooms and a master w/ patio doors to the backyard complete the upstairs. The basement has a 4th bedroom, office, 3pc bathroom and endless opportunities for a secondary suite or a wet bar. The backyard features a huge deck with covered hot tub, gorgeous yard with mature trees, a kids playhouse, fenced in dog run and tons of space for the kids to play. Notable upgrades include new shingles, siding, eavestroughs/soffits all done in 2014. Also a new furnace and hot water tank in 2012. This is a must see!

Directions:

Virtual Tour: <https://youtu.be/FyK5HJJB6YU>

Brochure: <https://youtu.be/FyK5HJJB6YU>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	Mtr2	SqFt	
Baths:	0	1	1	1	0	0	Main:			
Ensuite Baths:		0	0	1	0	0	Upper:			
Finished Lvl:	2						Abv Grd:			
Fireplace:							Lower:			
Parking:	Double Garage Attached, Over Sized							Blw Grd:		
							Total A.G.:	140.46	1,511.91	
Living Rm:				Master Bdrm:					M	
Dining Rm:				Bedroom 2:					M	
Kitchen:				Bedroom 3:					M	
Family Rm:				Bedroom 4:					B	
Den:										
Bonus Rm:										

Flooring: Carpet, Ceramic Tile, Laminate Flooring

Construction: Wood Frame

Roof: Asphalt Shingles

Exterior: Vinyl

Foundation: Concrete

Heat Type: Forced Air-1

Heat Source: Natural Gas

Site Influen: Landscaped, Private Setting, Sloping Lot

Features: Closet Organizers, Deck, Hot Tub, No Animal Home, No Smoking Home, See Remarks

Goods Incl: Dryer, Microwave Hood Fan, Storage Shed, Stove-Gas, Washer, Window Coverings, Refrigerators-Two

Goods Exclud:

Restrictions: None Known

Warranty:

Heat Paid For: Paid For

Power: Paid For

Water Supply: Drilled Well

Swr/Septic: Septic Tank & Field

Out Buildings:

Condo Name:

Condo Fee:

Condo Fee

Schedule:

Condo Fee

Frontage (M):

Depth (M):

Road Access: Paved

Conform:

Taxes: \$2,719.72

Lot Dimen:

Lot Shape:

Land Use:

Front Expos: East

Conform Year:

Tax Year: 2017