



**351 Elizabeth Avenue
Nordegg, Alberta**

MLS # A2284009



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,717 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond		

Heating:	In Floor, Forced Air, Propane	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	Res
Foundation:	Slab	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, BI Dishwasher, BI Microwave, Washer, Dryer, Window Coverings, Water Softener, Garage Door Opener & Remote

Have you always wanted your very own mountain retreat? This stunning home with mountain and unobstructed green space and pond views is "Ready & Waiting"! The generous entrance welcomes you in, passing a handy built-in desk area and the access to the attached garage, and right into the gorgeous living area. There's ample room for family and friends to enjoy the view and the sun pouring in through the numerous triple-pane windows. The kitchen offers a designated "coffee bar" space, a big pantry, quartz countertops, lots of room for stools to pull up to the counter and ample cabinetry (with lighting underneath). Enjoy playing a game after dinner, reading a book, stepping out on the back deck, or planning your next hike in the open living and eating area. The remainder of the main level hosts a good-sized primary bedroom with 3 pc. ensuite, laundry room, utility room AND a 2 pc. powder room. Heading up the stairs, you'll find a loft, 4 pc. washroom and 2 more bedrooms ... and of course, again, a fantastic view of the lower level and unobstructed view. Finishing off this property is an attached 20'6"x12'6" insulated garage. We must mention the miles and miles of trails through the Nordegg area that start just steps from this home. Bring your cross-country skis, hiking boots, mountain bikes, ice fishing gear ... and enjoy all this property and the area have to offer! P.s. and if you're not using the home, why not generate some income with Air BnB