



**9 Macdonald Drive
Rural Stettler No. 6, County of, Alberta**

MLS # A2124366



\$885,900

Division:	Scenic Sands		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,805 sq.ft.	Age:	2008 (16 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.96 Acre		
Lot Feat:	See Remarks		

Heating:	Boiler, In Floor	Water:	Well
Floors:	See Remarks, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	14-40-21-W4
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Recessed Lighting, See Remarks, Soaking Tub, Storage, Suspended Ceiling, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: If wanted, seller is willing to include some furniture from the property, Like the upstairs table + chairs + dresser, Upstairs TV + Stand, Downstairs couch and pool table.

Features, features, features! This stunning lake home is a custom-built home with tons of luxuries. With only a two-minute walk to the lake and a golf course nearby, this is the perfect place to create memories! The kitchen is equipped with cherry wood cabinets, and a stove that is one and a half times larger than standard, featuring both an electric and gas side, a compactor, and all stainless steel appliances. The living room features a custom stone wall with a wood-burning fireplace and recessed lighting, making the space inviting. Custom stain-glassed lighting, premium porcelain tiles, and window coverings are throughout the main floor and basement, along with built-in wardrobes in the bedroom closets. Upon entering the primary bedroom, you will be welcomed by a generously spacious room featuring a walk-in closet. Additionally, the primary bathroom boasts luxurious amenities such as a steam shower and a soaking tub. The residence is warmed and cooled using a boiler heating system and air conditioning, correspondingly. Additionally, the basement and primary suite bathroom are equipped with in-floor heating, and an air equalization system has been installed throughout the house. The basement foundation is insulated concrete formwork, so it is a strong and well-insulated structure. Inside the walk-out basement, you will find a wet bar and mini kitchen. The spacious area also includes a pool table and plenty of living space for all of your family's needs. A water softener is also located in the utility room. Connected to the house, there is a single-car garage that is attached to the residence. Additionally, there is a separate two-car garage that features a 3pc bathroom and laundry facilities. The detached garage also includes hookups for a compact kitchen. Additionally, there are multiple sheds on the premises, such as a she-shed and a firewood shed. The yard

features an underground sprinkler system, 30 Amp plug-ins, and two sewage-holding tanks. The front and back decks are both fitted with waterproof vinyl decking, in addition to having a connection for a natural gas BBQ. This home is a must-see!