



GRASSROOTS
REALTY GROUP

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25, 22459 530 Township
Rural Strathcona County, Alberta

MLS # A2125767



\$1,268,888

Division:	Barry Hill		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,851 sq.ft.	Age:	1996 (28 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Quad or More Detached		
Lot Size:	18.68 Acres		
Lot Feat:	Cul-De-Sac, Farm, Other, Private, Rectangular Lot, See Remarks		

Heating:	In Floor, Natural Gas	Water:	Cistern, Well
Floors:	Concrete, Laminate	Sewer:	Mound Septic
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	32-52-22-W4
Exterior:	Vinyl Siding	Zoning:	RA
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, See Remarks		

Inclusions: Dryer, Freezer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer

AMAZING opportunities like this don't come along very often. 18.68 Acres less than 3 minutes from Sherwood Park on Baseline. This 5 bedroom 4 bathroom 2 storey is located in a subdivision & has a large wrap around deck. Property INCLUDES two detached double garages, a single detached garage, shop with 220, barn (935sqft), automatic waterer, loafing shed, hay shed, horse shelter, two animal shelters, garden shed. The home has 2x10 walls & is heated with in-floor heating, an Hvac system and a newer hot water tank. The main floor has a large living room, large kitchen & dining area, back porch/pantry space, a 2 piece bathroom & a primary bedroom with 3 piece en-suite. Upstairs has two large bedrooms + a 2 piece bathroom. The basement has two large bedrooms, 4 piece bathroom, large living space plus an office space. This property offers a unique & exclusive lifestyle, while still being minutes to shopping, schools & transportation routes. Cistern is 2000gal