



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

1, 23248 522 Township  
Rural Strathcona County, Alberta

MLS # A2200599



**\$1,099,000**

<b>Division:</b>	Chrenek Acres		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	3,038 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	1.80 Acres		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Many Trees, Rolling Slope		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	15-52-23-W4
<b>Exterior:</b>	Cedar	<b>Zoning:</b>	RCL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry		

**Inclusions:** NA

1.8 acres huge lot only 2 minutes away from Sherwood park. located in sought after subdivision of Chrenek Acres and is only a few minutes drive from Anthony Henday and Whitemud Dr. Over 3000 SQF above grade and a total of 4398 SQF living space has everything for any family size. Main level has capacious bedroom, Living, Family, Den, Dinning, Kitchen, Office and Sun room. The main floor has a beautifully unique layout with vaulted ceilings, living room with a 3 way gas fire place.. A large kitchen with island & a garden door leading onto the tiered back deck Downstairs, walkout basement suit has 2 bedrooms, 4 piece bathroom, Den, Dinning and kitchen. Large deck offers great place to sit out side with family and friends. Second floor has a Master bedroom and a 2nd bedroom. 4 Piece ensuite complements 2nd floor. A decent sized storage shed next to garage increases convenience. Roof was replaced 2 years ago. The house is surrounded by trees and offers everything a countryside living can offer yet it is so close to the city. This places reaffirms, residents don't need to waist time in commuting as it offers the best of a city life and countryside living. A decent sized storage shed next to garage increases convenience.