



**1, 23248 522 Township
Rural Strathcona County, Alberta**

MLS # A2200599



\$1,099,000

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

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