

## **\$749,000 - #35 57104 Hwy 38, Rural Sturgeon County**

MLS® #E4427608

**\$749,000**

4 Bedroom, 3.50 Bathroom, 2,446 sqft

Rural on 3.16 Acres

Waterdale Park, Rural Sturgeon County, AB

Stunning fully finished 2 story home on 3.16 acres in picturesque Sturgeon County. Minutes to Redwater, this property is a perfect 10! Beautiful hardwood floors flow through the front entry into the open living area where a gorgeous fireplace in the family room, and plenty of natural light, make this the perfect place to gather and relax. This space flows seamlessly through the large eating area and into the chef's kitchen. Here you'll find solid surface countertops, a gas range and a central island. Leading through the walkthrough pantry, brings you to a large mudroom and laundry. A den overlooking the front porch and a powder room complete this level. The upper floor includes a primary suite with stunning 2 sided fireplace separating it from the spa like ensuite. Bedrooms 2 and 3 are bright, spacious and have a spectacular view of the property. The basement has 9' ceilings, a large 4th bedroom, beautiful bathroom with walk in shower, plenty of storage and a large rec room. A truly remarkable property!

Built in 2012

### **Essential Information**

MLS® # E4427608

Price \$749,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,446                  |
| Acres          | 3.16                   |
| Year Built     | 2012                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | #35 57104 Hwy 38      |
| Area        | Rural Sturgeon County |
| Subdivision | Waterdale Park        |
| City        | Rural Sturgeon County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0A 2W0               |

### Amenities

|          |  |
|----------|--|
| Features | Deck, Detectors Smoke, Fire Pit, Hot Tub |
|----------|--|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Park/Trees, Low Maintenance Landscape |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter                               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 36               |

## Zoning

## Zone 60

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