

# **\$569,900 - 19, 57104 Hwy 38, Waterdale Park, Rural Sturgeon County**

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MLS® #E4439722

**\$569,900**

4 Bedroom, 2.00 Bathroom, 1,262 sqft

Rural on 3.04 Acres

Waterdale Park, Rural Sturgeon County, AB

**ENJOY THE PEACEFUL COUNTRY LIFE!**

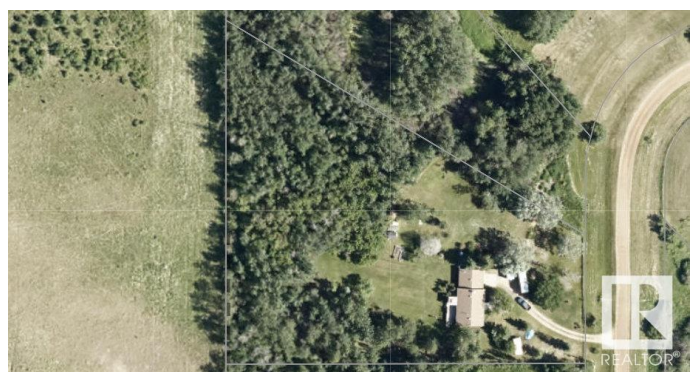
Welcome to #19 Ivan Road, here in Waterdale Park just outside Redwater! This well-maintained home is fenced & gated with a large back deck, overlooking the beautiful landscape. Inside, the living room has a beautiful fireplace to cozy up around. Open concept dining rm /kitchen with granite countertops, and patio doors leading out to deck, 2 bdrms and a 4pc bathrm down the hall. Basement has a separate entrance w/a kitchenette (perfect for a guest to stay downstairs comfortably), large 2nd living room with gas fireplace, 2 more bdrms, plus full bathroom w/ soaker tub. Attachedd dbl heated garage, plus tarp-shed for vehicle/toy storage. Tons of yard space to store RV & more. This acreage is beautiful, quiet & private, and often you can see peaceful wildlife passing through. Nearby Redwater offers: jobs, k-12 school, arena, pool, golf, shopping, restaurants, hospital & more! on the school bus route! Peaceful, beautiful property! **DON'T MISS OUT!**

Built in 1992

## **Essential Information**

MLS® #

E4439722



Price	\$569,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,262
Acres	3.04
Year Built	1992
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	19, 57104 Hwy 38, Waterdale Park
Area	Rural Sturgeon County
Subdivision	Waterdale Park
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 2W0

### **Amenities**

Features	Deck, Fire Pit, Gazebo, Greenhouse, Parking-Extra, Parking-Plug-Ins, R.V. Storage, Vinyl Windows
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### **Interior**

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Fenced, Golf Nearby, Landscaped, Private Setting, Schools, Shopping Nearby, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                May 31st, 2025  
Days on Market        63  
Zoning                    Zone 60

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