

## **\$849,702 - 29 25415 Hwy 37, Rural Sturgeon County**

MLS® #E4434069

**\$849,702**

5 Bedroom, 3.00 Bathroom, 1,529 sqft

Rural on 3.34 Acres

None, Rural Sturgeon County, AB

AMAZINGLY SERENE 3 ACRES...WRAPPED WITH SPRUCE TREES...OVERSIZED QUAD GARAGE & OVERSIZED DOUBLE GARAGES FOR ALL YOUR TOYS!...FULLY FINISHED WITH OVER 3000 LIVING SPACE...TWO KITCHENS!...MINUTES to EDMONTON/ST ALBERT!~!WELCOME HOME!~ Enjoy your morning coffee on the front verandah, looking out at nothing but trees and privacy! Chefs kitchen, with loads of cabinetry and large island/prep space. You'll enjoy entertaining here, with the adjoining large eating area, open concept to living room. Three bedrooms on main, primary has walk in closet and 3 pce ensuite. Fully finished basement is a whole other living area, with second kitchen, family room, 3 pce bath and two more huge size bedrooms. All basement windows are a great size, bringing in lots of natural light. This property is so clean...CONCRETE driveway too! Grandmas house is a little dated, way over built, and has been loved since day 1! Why not enjoy a serene lifestyle, but still have the convenience of all city amenities? Come and see for yourself!

Built in 1993

### **Essential Information**

MLS® #

E4434069



Price	\$849,702
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,529
Acres	3.34
Year Built	1993
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	29 25415 Hwy 37
Area	Rural Sturgeon County
Subdivision	None
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0C6

### Amenities

Features	Deck, R.V. Storage, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Flat Site, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 2nd, 2025
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Days on Market 46

Zoning Zone 70

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