

## **\$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
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### 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	34

## Zoning

## Zone 60

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