



Rural Parkland County

51231 RR 265

M: 4 R: 26 T: 51 S: 17 Q: NW

LP: \$1,349,900

SP:



ACTIVE

List ID#:	E4211081	Nearest Town:	Devon
Type:	Detached Single Family	Total Acreage:	9.740
Style:	Hillside Split	Bdrms Above:	5
Year Built:	1975	Bdrms Total:	7
Full Baths:	4	Basement:	Full
Half Baths:	1	Basement Dev:	Fully Finished
Tot A.G. SqFt:	41,642.15	Tot A.G. SqM:	3,868.65

This stunning home was designed and built by renowned architect Jim Wensley & was his personal home. It is a masterpiece of Fir post & beam construction with exposed concrete, surrounded by one of the most beautiful forests outside of Edmonton and offers almost 10 acres of unmatched privacy. Two inch thick Herringbone quarry tile is found throughout, chosen for its natural beauty and longevity. Its simplicity is stunning. Huge beams of timber & pure forest cut lumber capture both the classic & modern approach the architect desired to achieve. The grounds around the home are a blend of artful design with a beautiful in-ground pool, manicured grass with inviting outdoor seating areas, including a change facility. A luscious forest surrounds the home with an enviable stand of soaring Jack pine Extensive fencing is a perfect place for horses to roam the land. This home is truly a retreat for those who appreciate exquisite living inside and out. Subdivision of land is near completion.

Directions:

Virtual Tour: <https://youtu.be/us0zMwY5g9E>

Brochure: <http://www.StPines-ParklandCounty.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	Mtr2	SqFt
Baths:	0	1	2	0	1	0	Main:		
Ensuite Baths:		0	0	0	0	1	Upper:		
Finished Lvl:	5						Abv Grd:	3,868.65	41,642.15
Fireplace:	Yes						Lower:	1,128.35	12,145.56
Parking:	Triple Garage Attached						Blw Grd:	745.68	8,026.50
							Total A.G.:	3,868.65	41,642.15
Living Rm:	7.01x5x3.51	M		Master Bdrm:	4.27x3.96	A	Bedroom	3.96x3.35	B
Dining Rm:	6.10x2.90	M		Bedroom 2:	4.47x2.74	A	Bedroom	3.51x2.44	B
Kitchen:	5.11x4.42	M		Bedroom 3:	4.57x2.59	A			A
Family Rm:	4.57x3.51	M		Bedroom 4:	4.57x2.74	A	Recreation Room	5.03x3.35	L
Den:				Bedroom	4.57x2.59	A	Loft		U
Bonus Rm:	5.18x4.27	U							

Flooring: Carpet, Stone
Construction: Wood Frame
Roof: Metal
Exterior: Cedar, Wood

Foundation: Concrete
Heat Type: Forced Air-2, See Remarks
Heat Source: Natural Gas

Site Influen: Airport Nearby, Backs Onto Park/Trees, Cross Fenced, Environmental Reserve, Fenced, Golf Nearby, Landscaped, Private Setting, Rolling Land, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, Vegetable Garden

Features: Closet Organizers, Dog Run-Fenced In, Fire Pit, No Smoking Home, Open Beam, Pool-Outdoor, Skylight, Vaulted Ceiling

Goods Incl: Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Gas, Washer, Refrigerators-Two, Curtains and Blinds

Goods Excl:

Restrictions: Utility Right Of Way

Warranty:
Heat Paid For: Paid For
Power: Paid For

Water Supply: Drilled Well
Swr/Septic: Septic Tank & Field
Out Buildings:

Condo Name:
Condo Fee:
Condo Fee Schedule:

Condo Fee

Frontage (M):
Depth (M):
Road Access: Paved
Conform:
Taxes: \$6,766.34

Lot Dimen:
Lot Shape:
Land Use:
Front Expos:
Conform Year:
Tax Year: 2018