



Rural Parkland County

51231 RR 265

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

LP: \$1,975,000

SP:



ACTIVE

List ID#: E4150661
Type: Detached Single Family
Style: 5 Level Split
Year Built: 1975
Full Baths: 4
Half Baths: 1
Tot A.G. SqFt: 5,812.56
Nearest Town: Devon
Total Acreage: 74.400
Bdrms Above: 8
Basement: Full
Basement Dev: Fully Finished
Tot A.G. SqM: 540.00
Bdrms Total: 8

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 over 74 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. Beautiful fenced paddock & 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 possible.

Directions:

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

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:	540.00	5,812.56	
Fireplace:	Yes						Lower:			
Parking:	Heated, Triple Garage Attached							Blw Grd:		
							Total A.G.:	540.00	5,812.56	
Living Rm:		M		Master Bdrm:		A	Bedroom		A	
Dining Rm:		M		Bedroom 2:		A	Bedroom		A	
Kitchen:		M		Bedroom 3:		A	Bedroom		A	
Family Rm:		M		Bedroom 4:		A	Recreation Room		L	
Den:				Bedroom		A	Loft		U	
Bonus Rm:										

Flooring: Carpet, Non-Ceramic Tile, See Remarks

Foundation: Concrete

Construction: Wood Frame

Heat Type: Forced Air-1, Forced Air-2

Roof: Metal

Heat Source: Natural Gas

Exterior: Cedar, Concrete

Site Influen: Airport Nearby, Backs Onto Park/Trees, Cross Fenced, Environmental Reserve, Fenced, Fruit Trees/Shrubs, Golf Nearby, Hillside, Landscaped, Low Maintenance Landscape, Rolling Land, Schools, Stream/Pond, Subdividable Lot, Treed Lot

Features: Closet Organizers, Dog Run-Fenced In, Fire Pit, No Animal Home, No Smoking Home, Open Beam, Pool-Outdoor, Programmable Thermostat, R.V. Storage, Sauna; Swirlpool; Steam, Skylight, Vaulted Ceiling

Goods Incl: Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Washer

Goods Excl:

Restrictions: None Known

Warranty:

Water Supply: Drilled Well

Heat Paid For: Paid For

Swr/Septic: Septic Tank & Field

Power: Paid For

Out Buildings:

Condo Name:

Condo Fee

Condo Fee:

Condo Fee Schedule:

Frontage (M):

Lot Dimen:

Depth (M):

Lot Shape:

Road Access: Paved

Land Use:

Conform:

Conform Year:

Front Expos:

Taxes: \$6,766.34

Tax Year: 2018