



Rural Sturgeon County

25516 TWP RD 580

M: 4 R: 25 T: 58 S: 6 Q: SE

LP:

\$699,900

SP:



ACTIVE

List ID#: E4142195

Type: Detached Single Family

Style: 2 Storey

Year Built: 1943

Full Baths: 3

Half Baths: 1

Tot A.G. SqFt: 3,146.86

Nearest Town: Legal

Total Acreage: 80.000

Bdrms Above: 5

Bdrms Total: 5

Basement: Full

Basement Dev: Partly Finished

Tot A.G. SqM: 292.35

Here's the one you've been waiting for, with the charm of a vintage farm house, but with modern conveniences of today. This 1943 open beam home was placed on a new foundation in the 70's, and had a second story added in 2013. The result is a spectacular large family home with a rare five bedrooms up! Over sized kitchen and dining room make this the perfect place to host the family gatherings or maybe even start a bed & breakfast. Master retreat has a large ensuite and your own private enclosed sun room. Home has a wrap around deck, and just outside your back door is a swimming pond with a dock that could easily be stocked, and your own private forested walking trails where you can pick Saskatoon berries. Two massive metal clad shops (30x50) and (40x60 - with office space and a 12,000lb hoist that can stay) with heat, water & 220 . Triple detached heated garage, Quonset & animal shelter. 80 acres just minutes from pavement and only a half hour north of St Albert just off highway 2.

Directions:

Virtual Tour: <https://youtu.be/agvn3PV1Yx0>

Brochure: <http://www.25516-twprd580-sturgeoncounty.com/>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	Mtr2	SqFt
Baths:	0	1	1	1	0	0	Main:		
Ensuite Baths:		0	0	0	0	1	Upper:		
Finished Lvl:	2						Abv Grd:		
Fireplace:	Yes						Lower:		
Parking:	220 Volt Wiring, Heated, Insulated, RV Parking, Shop, Triple Garage Detached						Blw Grd:		
Living Rm:	6.71 x 3.67		M	Master Bdrm:	7.34 x 3.70	U	Total A.G.:	292.35	3,146.86
Dining Rm:	5.60 x 5.46		M	Bedroom 2:	5.03 x 4.56	U	Laundry Room		M
Kitchen:	8.68 x 4.41		M	Bedroom 3:	4.23 x 3.18	U	Sun Room		U
Family Rm:	8.85 x 4.79		B	Bedroom 4:	4.56 x 3.12	U			
Den:				Bedroom		U			
Bonus Rm:									

Flooring: Carpet, Laminate Flooring, Linoleum

Construction: Wood Frame

Roof: Asphalt Shingles

Exterior: Vinyl

Foundation: Concrete

Heat Type: Forced Air-2

Heat Source: Natural Gas

Site Influen: Backs Onto Lake, Backs Onto Park/Trees, Fruit Trees/Shrubs, Lake View, Private Setting, Waterfront Property

Features: Front Porch, Handyman Special, Open Beam, Sunroom, Vinyl Windows, Workshop, See Remarks

Goods Incl: Alarm/Security System, Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer

Goods Excl: Freezer and second fridge in mudroom do not stay.

Restrictions: Easement Reg. On Title

Warranty:

Heat Paid For: Paid For

Power: Paid For

Water Supply: Drilled Well

Swr/Septic: Tank & Straight Discharge

Out Buildings: Livestock Barns, Quonset Bldg, Workshop, See Remarks

Condo Name:

Condo Fee:

Condo Fee Schedule:

Condo Fee

Frontage (M):

Depth (M):

Road Access: Gravel Driveway to House

Conform:

Taxes: \$3,711.65

Lot Dimen:

Lot Shape:

Land Use:

Front Expos: East

Conform Year:

Tax Year: 2018