

# **\$425,000 - Nw-27-80-25-w4, Rural Opportunity No. 17, M.D. of**

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MLS® #A2154481

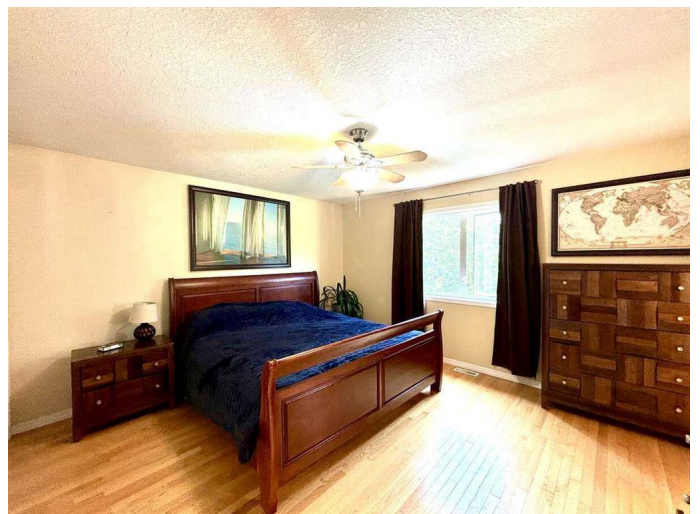
**\$425,000**

4 Bedroom, 3.00 Bathroom, 1,459 sqft  
Residential on 2.41 Acres

NONE, Rural Opportunity No. 17, M.D. of,  
Alberta

For more information, please click on Brochure  
button below.

Fully developed 4 bed, 3 bath bungalow on a fenced acreage, detached garage, open concept, overlooking nature preserve, private. The living room features wooden beam vaulted ceilings, large bay windows with a view of the nature preserve and lots of natural light, easily host a family gathering in the dining space that offers garden door access to the deck and backyard. The kitchen is south facing, with ample hardwood cabinet space, including an powered island with an eating bar, full tile backsplash, window above the sink and wall pantry. The master bedroom can accommodate a king size bed plus multiple pieces of large furniture; has two closets with built in organizer in the 4 piece ensuite. Second and third main floor bedrooms are conveniently located across from the 4 piece main bathroom. The fully finished basement has a family / entertainment room, a massive bedroom across from 2 piece bathroom, large bright laundry room and space for storage. The backyard is landscaped, includes a garden shed and is fully fenced, 32'l x 30'w double detached garage is insulated and heated with shelving and industrial compressor. Excellent location close to multiple schools, parks, playgrounds, beaches, golf course and stores.



Built in 2003

## Essential Information

MLS® #	A2154481
Price	\$425,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,459
Acres	2.41
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	Nw-27-80-25-w4
Subdivision	NONE
City	Rural Opportunity No. 17, M.D. of
County	Opportunity No. 17, M.D. of
Province	Alberta
Postal Code	T0G 2K0

## Amenities

Parking Spaces	5
Parking	Double Garage Detached, Parking Pad
# of Garages	2

## Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Wood Counters, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Suspended Ceiling, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Oven, ENERGY STAR Qualified Appliances, Garage Control(s), Microwave, Oven, Refrigerator, Range Hood, Stove(s), Washer/Dryer
Heating	Natural Gas, Electric, High Efficiency
Cooling	Other
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Fire Pit, Garden, Lighting, Private Yard, Rain Gutters  
Lot Description        Yard Lights, Backs on to Park/Green Space, Back Yard, Front Yard,  
                                 Garden, Lawn, Landscaped, Many Trees, Private, Treed, Views  
Roof                        Shingle  
Construction           Concrete, Vinyl Siding, Wood Frame  
Foundation              Poured Concrete

**Additional Information**

Date Listed                August 1st, 2024  
Days on Market         293  
Zoning                      R1A

**Listing Details**

Listing Office             Easy List Realty

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