



Rural Strathcona County M: 4 R: 21 T: 54 S: 3 Q: SW **LP:** \$399,900
 145 21252 TWP RD 540 T8G 2A2 **SP:** M

ACTIVE

List ID#: E4296543	Sold Date:
Type: Detached Single Family	Nearest Town: Ardrossan
Style: Bungalow	Total Acreage: 3.340
Year Built: 1970	Bdrms Above: 3 Bdrms Total: 4
Full Baths: 2	Basement: Part
Half Baths: 0	Basement: Unfinished
Tot A.G. SqFt: 2,160.66	Tot A.G. SqM: 200.73

This acreage has so much potential. With over 3 acres, you have room too spread out. It has an ample, insulated, heated shop space with a new roll-up door! The area can hold large vehicles or equipment and still a Double detached garage. The land has many trees giving the yard lots of privacy. With many sunrooms, decks and covered patios, this is the perfect home to enjoy the summer. Enter the double doors to find a large living area! The living room is filled with natural light; the eat-in kitchen has a great window above the sink. A covered sunroom is connected to the main living space; up a few steps, you will find a great family room. The family room features a wood-burning fireplace. Down the hall is two guest rooms, an updated 4-piece bathroom, and the primary suite. The main bedroom has a lovely updated tile shower and a good closet space. Off the rear deck is a great mudroom, with so much storage, even a large sink area and extra fridge. New Shingles (2021), 2 Furnace & Hot water tank (2020)

Directions:

Virtual Tour: https://unbranded.youriguide.com/145_21252_twp_rd **Brochure:** <http://www.145Gunmanor.info>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	Mtr2	SqFt
Baths:	0	0	0	1	0	0	Main:		
Ensuite		0	1	0	0	0	Upper:		
Finished Lvl: 1							Abv Grd:		
Fireplace:							Lower:		
Parking: Double Garage Detached, Heated, Insulated, Over Sized, Quad or More Attached, See Remarks							Blw Grd:		
							Total A.G.: 200.73		2,160.66
Living Rm:			M				Primary		M
Dining Rm:			M				Bedroom 2:		M
Kitchen:			M				Bedroom 3:		M
Family Rm:			M				Bedroom 4:		B
Den:			M						
Bonus Rm:									

Flooring: Laminate Flooring, Linoleum
Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Vinyl

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

Site Influen: Fenced, Flat Site, Treed Lot

Features: Parking-Extra, R.V. Storage, Sunroom, Walk-up Basement, Workshop, See Remarks, Vacuum System-Roughed-In

Goods Incl: Dishwasher-Built-In, Dryer, Garage Opener, Oven-Built-In, Stove-Countertop Electric, Washer, Window Coverings, Refrigerators-Two

Goods

Restrictions: None Known

Warranty:
Heat Paid: Paid For
Power: Paid For

Water: Cistern
Swr/Septic: Septic Tank & Field
Out: Barns, Quonset Bldg

Condo Name:
Condo Fee:
Condo Fee Schedule:

Condo Fee

Frontage (M):
Depth (M):
Road Access: Gravel
Conform:
Taxes: \$2,664.79

Conform Tax Year: 2021

Lot Dimen:
Lot Shape: Rectangular
Land Use:
Front Expos: