



GRASSROOTS
REALTY GROUP

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26517 Township Road 584 Township
Rural Westlock County, Alberta

MLS # A2322048



\$1,899,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,714 sq.ft.	Age:	2016 (10 yrs old)
Beds:	7	Baths:	4 full / 2 half
Garage:	Heated Garage, Insulated, Oversized, Quad or More Attached, RV Access/Pa		
Lot Size:	11.93 Acres		
Lot Feat:	Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Landscaped, Rolling Slope, S		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	19-58-26-W4
Exterior:	ICFs (Insulated Concrete Forms), Stone, Wood Frame	Zoning:	HC
Foundation:	ICF Block	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: None

Located on 12 acres, just 1/2 mile off Hwy 44 and only 30 minutes to St. Albert and 40 minutes to Edmonton, this METICULOUS, LIKE NEW ICF home offers over 6,500 sq. ft. of finished living space plus a 6,000 sq. ft. refurbished heated shop for more than 12,000 sq. ft. of exceptional space. Ideal for a large family, multi-generational living, or a home-based business, this 7+ bedroom bungalow features an oversized garage with room for up to 5 vehicles. Highlights include a chef's kitchen with professional-grade appliances, custom millwork throughout, sun-filled rooms, private loft suite with ensuite & A/C, stunning primary retreat with spa-inspired 5-piece ensuite, 3 basement bedrooms, second kitchen, theatre room, rec room & 2 feature fireplaces. The 6,000 sq. ft. heated shop offers 3 overhead doors, 4 separate workspaces & a 3-pce bath. Hobby farm ready with serviced pastures, outbuilding, dugout & creek. Radiant in-floor heating, state-of-the-art reverse osmosis system & more. A truly one-of-a-kind estate.