



GRASSROOTS
REALTY GROUP

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#22, 52059 Range Road 220
Rural Strathcona County, Alberta

MLS # A2327197



\$535,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,649 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Many Trees, No Neigh		

Heating:	Hot Water, Natural Gas	Water:	Cistern
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	6-52-21-W4
Exterior:	Log	Zoning:	RH
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	Black cabinets in hallway on main floor		

ESCAPE to the peaceful lifestyle you've been dreaming of in this handcrafted Ponderosa Pine log home nestled in the sought-after community of Half Moon Lake. Surrounded by nature and backing onto 5 acres of reserve land, this remarkable property offers privacy, warmth, and year-round recreation just 10 minutes from Sherwood Park. Designed with timeless character, the home features 1,700 sq. ft. of living space with three bedrooms and soaring 25 foot ceilings that showcase the beauty of the exposed log construction. Sunlight pours through skylights and updated windows, creating a bright and welcoming interior. Rich hardwood and laminate flooring complement the rustic charm, while the spacious country kitchen provides plenty of room for family meals and entertaining. The main floor includes a 4-piece bathroom, eat-in kitchen, cozy living room with a gas fireplace, laundry room, and plenty of extra space for dining, office, reading, or play. Upstairs, you'll find 3 bedrooms, including the primary with it's own ensuite and walk-in closet. Step outside to the wrap-around deck, an ideal place to enjoy your morning coffee or take in the serene surroundings. Practical updates include a new metal roof, newer boiler, hot water tank, municipal sewer service, and an oversized detached double garage with plenty of room for vehicles, toys, and storage. Half Moon Lake is known for its exceptional outdoor lifestyle, offering lake access for swimming, boating, and fishing throughout the summer, along with a 2.2 km skating trail in the winter. Whether you're looking for a full-time residence or a relaxing retreat, this exceptional log home offers a lifestyle that's as unique as the property itself.