



GRASSROOTS
REALTY GROUP

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1, 20120 Twp Rd 515 Road
Rural Beaver County, Alberta

MLS # A2349421



\$585,000

Division:	Sherwood Forest		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,855 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	1.57 Acres		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Mound Septic, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	35-51-20-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Central Vacuum & Attachments		

Escape the ordinary with this beautiful 1,855 sq. ft. bungalow, perfectly situated on nearly 1.6 acres of park-like property—all just 20 minutes from Sherwood Park. Step inside to a bright, welcoming floor plan featuring 3 bedrooms, 2 full bathrooms, hardwood floors throughout, and the convenience of main-floor laundry. A sun-filled office/den at the front of the home provides the perfect space for working from home or enjoying a quiet retreat. At the heart of the home is a spacious kitchen with a large island overlooking the dining and living areas—ideal for entertaining and everyday family life. The wood-burning fireplace creates a warm, inviting focal point in the living room and adds to the home's relaxed country feel. The spacious owner's suite offers a private retreat with a walk-in closet and ensuite featuring dual vanities, a separate shower, and private water closet. The basement is a blank canvas to add additional living space! Outside is where this property truly shines. Nearly 1.6 acres of beautifully treed, park-like space gives you room to breathe, relax, entertain, and enjoy the outdoors. The water is from the municipal water system and septic is a septic tank and mound. A double attached garage provides plenty of room for vehicles, toys, and gear. And when adventure calls, you're close to lakes for kayaking and canoeing, mountain-bike trails, and trails for quadding and exploring. Country space. Outdoor adventure. Comfortable bungalow living. And Sherwood Park only 20 minutes away.