



Rural Sturgeon County  
1 Gaumont CR

M: 4 R: 22 T: 55 S: 21 Q: NE

\$ 725,000  
MLS #: E3125154

Status:	Active	Type:	Residential Detached Single Family
Postal Code:	T8L 2N9	Year Built:	1978
Bedrooms:	5	Zoning:	Zone 60
Full Baths:	3	Condo/HOA:	No
Half Baths:	1	Total Units:	
Tot Area SF:	3061.3	School Dist:	Elk Island

Legal Desc: Plan: 7520471 Block: 5 Lot: 1

Private, spacious, unique 3062 sq ft bungalow in Hu Haven subdivision is a MUST SEE! Backing onto a creek that feeds into the Sturgeon River this 2.25 acre property is surrounded by trees with mature landscaping. Gorgeous Brazilian Tigerwood flooring in k, itchen, living & dining rm. Kitchen features stainless steel appliances, under-counter lighting, breakfast bar, vacuum kick plate and loads of cupboard & counter space. Main floor boasts a formal living rm & large dining rm with plenty of natural light from huge windows & patio doors. Home design makes entertaining easy. 3 very spacious bdrms on main all have patio doors to rear of home. Master bdrm includes his+her closets and a beautiful upgraded open concept 4pc ensuite with Jacuzzi jetted tub & double shower. Another 2pc, 4pc bathroom on main. Walk-out basement features a massive games rm, storage & cold rm, 3pc bathroom. Plus another 2 bedrooms, office den with laminate flooring. New carpets in bdrms & family rm on main. Beautifully kept!

Directions:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Dimension	Lvl	Lvl	Mtr	SqFt	ACClr:	
Baths:	0	1	1	1	0	0	Living Rm:	7.07x5.73	M	ML:		ACCul:	
Enst Baths:		0	0	1	0	0	Dining Rm:	5.33x4.36	M	UL:		ACFnc:	
Bds AbGd:	3						Kitchen:	6.22x3.11	M	AG:		ACIrr:	
Rms AvGd:	7						Family Rm:	6.89x6.25	M	LL:		ACLsh:	
Add Rms:							Den:	4.24x2.59	B	BG:		ACPst:	
# Fin Frplc:							Mst Bdrm:	5.40x4.91	M	Tot:	284.4 3061.3	ACWtr:	
# RglN Fpl:							Bdrm 2:	4.27x3.32	M			ACTtl:	2.250
Frplc Fuel:							Bdrm 3:	4.30x3.63	M				
Fireplace:	None						Bdrm 4:	2.87x2.65	B	Abv Grd Flr SqFt:			
Garage:	Y						BD		B	Low Lvl Flr SqFt:			

Style:	Bungalow	Other Room:	Recreation Room
Flooring:	Hardwood, Ceramic Tile, Carpet	Foundation:	Block
Construction:	Concrete Block	Basement:	Full
Roof:	Roll Roofing	Bsmnt Dev:	Fully Finished
Remodeled:		Farm Eq Incl:	
		Irr Equip:	
Exterior:	Stucco, Concrete	Equipment:	
Farm Bldg:		Nat Gas:	Paid For
		Power:	Paid For
Heating Type:	Forced Air-2, Forced Air-1	Wtr Supply:	Municipal
Heat Fuel:	Natural Gas	Swr/Septic:	Septic Tank & Field
Parking:	Triple Garage Detached	Prk Plan Typ:	
		Prk Plan Dsc:	
		Prk Pln Unit:	
Goods Exclud:		Encl Prkng:	
Goods Incl:	Dryer, Dishwasher-Built-In, Fan-Ceiling, Freezer, Garage Opener-2 Control, Oven-Microwave, Refrigerator, Stoves-Two, Vacuum System Attachments, Washer, Window	Features:	Deck, No Smoking Home, Patio, Swirlpool Bath (Jacuzzi)
Site Influenc:	Landscaped, Private Setting, Treed Lot, Fruit Trees/Shrubs	Amenities:	

Frntg (mtr):		Lot Dimen:	
Depth (mtr):		Lot Shape:	
Rd Access:	Gravel Driveway (to House), Gravel	Land Use:	
Conform:	Conform Yr:	Front Expose:	South

Tax Amount:	\$ 2,335	Tax Year:	2007
Virtual Tour			
Brochure:			