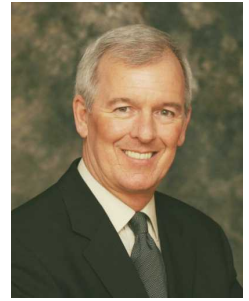


HAROLD WALTERS RE/MAX REAL ESTATE



55325 RR 222- None
West Mer: 4 Rg: 22 Tshp: 55 Sect: 23 Qtr: NW
Comm: 8888 Area: 9305 - Rural Sturgeon County
E3111214 Active Acres: 55.00
1 and Half Storey DETCH Year Built: 1999
Sq.Ft: 5656.5 Sq.M: 525.5

Rooms Above Gr: **5** Ttl Bdrms: **2**
 Bdrms Above Gr: **2** Basement: **FULL WKOUT**
 Baths: **F 4 H 2** Dev Down: **F-FIN**
 Faces: Parking: **3GATT REMKS**
 Fireplaces: **5** Fireplace: **STONE MANTL**

List Price: **\$2,500,000**
 Sold Price:
 Sold Date:
 CTM:
 Mortgage:
 Payments:
 Due:
 Rate:
 Lender:
 Taxes: **2007 -\$7,025**
 Poss: **Days:60**

Truly stunning 55 acres situated on the north bank of the confluence where the North Saskatchewan and Sturgeon Rivers meet. This custom built log home with approximately 9000 sq ft of finished living space with a walk-out basement, sits on lush private land with stunning views from every room. This unique home features in-floor heating throughout, slate tile throughout the majority of the home, a professional grade kitchen suitable for any chef that also features a wood burning fireplace with a kiln for baking. There's a large great room and games room area with bar and beautiful stone faced gas fireplace. Upstairs there is a loft area perfect for an exercise area, a laundry room and 2 bedrooms each having decks with spectacular views, an ensuite and plenty of closet space. The walk-out basement has a den, huge rec-room, a 4pc bath and plenty of storage. There is a triple attached garage as well as a ped-way that connects the house to a 2000 sq ft heated shop complete with 2 oversized, overhead doors. Manning Fwy turns into HWY 15 N to Hwy 37 turn left & immediate right onto HWY 825, follow STRAIGHT past Boysdale Camp to RR222 turn left, 50m right

General Information

Exterior: LOG	Warranties:	Access: GDRIV
Construction: LOG	Remodeled:	Land Use:
Foundation: CNCRT	Ttl Park:	Shape:
Heating: NGAS	Flooring: STONE HARDW CARPT	Frontage:
FP Fuel: GAS WOOD	Roof: METAL	Depth:
Finished Lvl's: 3	Heating Fuel: NGAS	Water: CISTN
Legal:	Surveys:	Septic: PUMP
		Linc: 0026592189

Rooms & Dimensions:

				SqM:	SqFt:
Living Rm: M 9.75x12.19	Dining Rm: M 3.83x10.4	Kitchen: M 8.53x10.97	Upper:	184.5	1986.0
Fam Rm: B	Den:	Mstr Bdrm: U 8.53x10.97	Main:		
Bed Rm: U4.26x6.09	Bed Rm:	Bed Rm:	Other Abv:		
LO U			Total:	525.5	5656.5
Bathrooms: 1pc 2pc 3pc 4pc 5pc 6pc	Ensuites:	2pc 3pc 4pc 5pc 6pc	Lower:	341.0	3670.5
0 2 1 1 0 0		0 1 1 0 0	Basement:		

Excluded: **resident managers' inventory**

Included:

See Remarks

Refrigerator

Stove-Gas

Dishwasher-Built-In

Compactor

Oven-Microwave

Features:

Balcony

Bar

Deck

Workshop

Site:

Landscaped

Private Setting

See Remarks

Hillside

River View

River Valley View