

## **\$674,900 - 52 Viscount Drive, Rural Sturgeon County**

MLS® #E4430385

**\$674,900**

3 Bedroom, 3.00 Bathroom, 1,535 sqft

Rural on 1.00 Acres

Upper Viscount Estate, Rural Sturgeon County, AB

ESTATE LIVING AT A GREAT PRICE! Check out this beautifully upgraded estate bungalow, nestled on a serene 1 acre lot. The heart of the home is the kitchen, featuring new appliances and upgraded cabinetry. The adjoining breakfast nook provides easy access to the deck to enjoy the south facing backyard. The main floor features 3 bedrooms and two full bathrooms. The large family room is perfect for unwinding by a cozy wood-burning fireplace and a formal dining space. Convenience is key with the oversized double attached garage leading directly into the main floor laundry. Downstairs find an additional full bathroom and potential for a future fourth bedroom. A large rec space, second wood-burning fireplace and ample storage! As you explore the basement, open every door-youâ€™ll eventually find the entrance to an underground wine cellar. Outside, the amenities continue to impress with a greenhouse; chicken coop and fire pit. 10 mins into Edmonton, 5 mins into St.Albert, on city water and sewer!

Built in 1972

### **Essential Information**

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Price \$674,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,535
Acres	1.00
Year Built	1972
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	52 Viscount Drive
Area	Rural Sturgeon County
Subdivision	Upper Viscount Estate
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T8T 0E1

### Amenities

Features	Carbon Monoxide Detectors, Closet Organizers, Greenhouse, No Smoking Home
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### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Corner Lot, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Shopping Nearby, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 11th, 2025

Days on Market 8

Zoning Zone 60

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