

# \$659,900 - 3 Zahar Drive, Rural Sturgeon County

MLS® #E4423698

**\$659,900**

5 Bedroom, 2.00 Bathroom, 2,961 sqft

Rural on 3.19 Acres

Austin Acres, Rural Sturgeon County, AB

Your Dream Home Awaits! This stunning 2.5-storey home, nestled on 3.19 treed acres just minutes from Gibbons and Redwater, offers the perfect combination of comfort, space, and privacy. With 5 bedrooms and 2 bathrooms, it's designed to provide a peaceful retreat for your family. The open-concept main floor features a custom island, built-in stainless steel appliances, custom cabinetry, vaulted ceilings, and an array of windows flood the space with natural light. A luxurious third-story loft with skylights adds a touch of elegance. The lower level includes 3 spacious bedrooms, a 3-piece bath, and a cozy family room with wood burning stove and a walkout access to your private backyard oasis. The fully fenced yard boasts a treed retreat with a fire pit, two-tier deck, quading trails, a concrete pad ideal for an outdoor pool, a covered shelter for wood or extra storage, RV parking, and an oversized heated detached double garage. This home is packed with upgrades and offers a truly peaceful escape.

Built in 1995

## Essential Information

MLS® # E4423698

Price \$659,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,961
Acres	3.19
Year Built	1995
Type	Rural
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### **Community Information**

Address	3 Zahar Drive
Area	Rural Sturgeon County
Subdivision	Austin Acres
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N6

### **Amenities**

Features	Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, Parking-Extra, R.V. Storage, Skylight, Vaulted Ceiling
Parking Spaces	6

### **Interior**

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Landscaped, No Back Lane, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 3rd, 2025

Days on Market 39

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 11th, 2025 at 9:02am MDT