

## **\$800,000 - 111 Balfour Place, Rural Sturgeon County**

MLS® #E4447543

**\$800,000**

4 Bedroom, 3.00 Bathroom, 2,064 sqft

Rural on 0.50 Acres

Bristol Oaks, Rural Sturgeon County, AB

Welcome Home to Bristol Oaks. A premier Estate style subdivision in Spectacular Rural sturgeon County. The best of both worlds is at your fingertips. 5 minutes to St. Albert, 10 Min to Edmonton. Large Rare Bungalow on 1/2 Acre lot. Home faces a park across the street, 4 Bedrooms, 2 up and 2 down plus a loft off of the 2nd bedroom. Large Shed matches the home comes with a Sears riding Mower. You will enjoy the Pool table and accessories in the large open lower floor area flooded with natural light from the huge windows. 3 full bathrooms will fill most families needs. Recent upgrades to grading, multi level deck, multiple sealed unit window replacements, Poly B plumbing is 100% removed throughout home.

Built in 1994

### **Essential Information**

MLS® #	E4447543
Price	\$800,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,064
Acres	0.50
Year Built	1994
Type	Rural



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	111 Balfour Place
Area	Rural Sturgeon County
Subdivision	Bristol Oaks
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T5T 0A2

### Amenities

Features	Ceiling 10 ft., Ceiling 9 ft., Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Patio, Vaulted Ceiling, Vinyl Windows, 9 ft. Basement Ceiling
Parking Spaces	7

### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Not Fenced, Playground Nearby
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 12th, 2025
Days on Market	18
Zoning	Zone 60

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