

## **\$815,000 - 63 Casa Vista Drive, Rural Sturgeon County**

MLS® #E4426210

**\$815,000**

6 Bedroom, 3.50 Bathroom, 2,196 sqft

Rural on 1.09 Acres

Casa Vista, Rural Sturgeon County, AB

This Beautiful 2200 sqft, 2-Story w/Triple Attached, Heated Garage is situated on fenced 1.09 Acres in the gem Community of Casa Vista. Upon entry, this impressive 6 Bdrm, 3.1 Bath home presents a modern rustic aesthetic w/a fresh color palette, vinyl plank floors, generous, natural light & country views adorning every room. The open-concept Main Floor is a beautiful space for everyday living. Bask in backyard views from the fabulous working Kitchen, open to the cozy Living Space w/Gas F/P. Step out to the composite deck, relax under the gazebo & enjoy the sights & sounds of nature. The home boasts quartz countertops throughout, 9' ceilings on all floors, A/C, newly Finished Basement (2024), New Washer/Dryer & Dishwasher (2023), ProFlo 4-Stage Septic System. Paved roads from highway to your driveway, Municipal Water, rolling terrain for lovely scenic walks in every season. Casa Vista Country Club with a brand new park (2025) right across the road. Amenities only 5 min, only 20 min to The Henday!

Built in 2016

### **Essential Information**

MLS® # E4426210

Price \$815,000



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,196
Acres	1.09
Year Built	2016
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	63 Casa Vista Drive
Area	Rural Sturgeon County
Subdivision	Casa Vista
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N2

### Amenities

Features	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Gazebo, No Smoking Home, R.V. Storage, Vinyl Windows, 9 ft. Basement Ceiling
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### 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	Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, Treed Lot
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 18th, 2025  
Days on Market                38  
Zoning                              Zone 60  
HOA Fees                         125  
HOA Fees Freq.                Annually

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