



## 23434 TWP ROAD 505 120 Rural Leduc County AB

\$850,000

MASSIVE EXECUTIVE BUNGALOW! WALKOUT BASEMENT! TONS OF POTENTIAL! This 2881 sq ft 3 bed, 3 bath OVERSIZED TRIPLE GARAGE estate property on 3.88 acres screams value, & is ideal for those looking to build equity / develop your dream acreage! Large mudroom w/ laundry leads to your open concept main floor living space complete with hardwood & tile throughout, uniting the area & allowing for ample sunlight throughout. Massive kitchen w/ huge island & plenty of cabinets; walk-in pantry & access to covered patio. Soaring A-Frame design w/ gas fireplace creates the picture perfect living room space. Two bedrooms on the main, including the massive primary bed w/ 5 pce ensuite, walk-in closet, & den / office w/ access to the yard. The WALKOUT basement is partially finished, with another huge bedroom / den, 4 pce bath. Configure your own plan w/ a few more bedrooms, spacious rec room, or complete it with your second kitchen. Cold storage quonset for the toys or RV. Bussing to Blackgold School Division; a must see!

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

kevindoyle@remax.net  
<http://kevindoyle.remax.ca/>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net