



## 48162 Range Road 235 Rural Leduc County AB

\$1,699,000

AMAZING VIEWS in all directions from this fabulous 3306 sq. ft. 2 story beauty on 30 acres +/- OVERLOOKING & offering LAKEFRONT access to COAL LAKE, yet a short drive to Millet, Leduc & Nisku. With no basement this home offers a SUN DRENCHED view from the many HI END EUROPEAN WINDOWS & doors in this UNIQUE HOME. The main floor offers 2380 sq. ft. where you will find a gorgeous GREAT ROOM with FIREPLACE & LUXURY VINYL PLANK, TIMELESS HICKORY CABINETS with BI STAINLESS APPLIANCES & gas stove, tile floors, EXOTIC GRANITE, formal dining room & a perfect CORNER SUN ROOM with stove where you can just sit in enjoy. A bath with the so cute 2 LEVEL SINKS, a 2nd. bedroom/den, spacious laundry, mud room & furnace room. The primary, offers the same GREAT VIEWS & a SPA ENSUITE with tub & shower! Up the GLASS & WOOD STAIRCASE to 926 sq.ft with a BONUS ROOM, balcony, 2 large bedrooms, & 4 pc. bath. RICH WOOD BEAMS, custom interior doors, solid wood front door, OVERSIZED GARAGE, STAMPED & COVERED CONCRETE PATIOS & more!

Listing Presented By:



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