



## 48177 Rge Rd 245 Rural Leduc County AB

\$550,000

Fantastic private 2356 sqft bungalow on 4.8 acres paved all the way to the highway! Conveniently located, only 10 minutes to Leduc, Nisku & airport. Lots of beautiful, mature trees & a creek that runs through the property in springtime. Luxurious, well-built open living space features loads of natural light in every room, vaulted cedar ceiling, gorgeous hardwood flrs, 2 brick-faced woodburning fireplaces with log lighters. Generous bdrms, a huge 5-pc bath w/ his/hers sinks & master bedroom w/ walk-in closet & ensuite. 2x6 wall construction & triple pane windows keep this home very insulated - cool in the summer & warm in the winter. Enjoy country nights barbecuing on the built-in Weber natural gas BBQ unit then relax at the firepit under the stars. 26x24 att heated garage with floor drain. 28x26 detached heated garage. Massive cement pad (over 1000 sqft) - lots of room for parking. 1/2 acre fenced for dogs + doggy door into the attached garage. Shingles nearing end-of life expectancy - priced accordingly.

Listing Presented By:



Originally Listed by:  
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