



## Rural Leduc County Alberta

\$889,900

Custom built executive bungalow with attached triple garage (38Wx24L, heated, insulated, water) on 3.48 acres in Brightwood Estates subdivision, only 15 minutes SW of Edmonton. This 1,898 sq ft (+ full basement) home is sure to impress! A grand entryway leads to the breath-taking great room with soaring ceiling, crown molding & double-sided fireplace. Bright gourmet kitchen with eat-up peninsula, quartz countertops, wall oven, countertop stove and dining room with garden door deck access. Spacious main floor laundry room with sink, counter, storage & convenient garage access. Finishing off the main: 3 bedrooms and two 5-pc bathrooms including the owners suite with walk-in closet & luxurious ensuite with corner jacuzzi. In the basement: a large family room with fireplace, full wet bar, theatre room, 4-pc bathroom, 2 additional bedrooms and storage room. Outside: an extended back deck, concrete apron under swim spa and fenced-in dog run. Located near Northern Bear Golf Course, easy access to Highway 14. (id:6769)

Family room 9.61 m X 5.57 m

Den 3.87 m X 4.66 m

Bedroom 4 3.03 m X 4.13 m

Bedroom 5 3.03 m X 3.41 m

Storage 2.17 m X 5.49 m

Living room 4.75 m X 6.4 m

Dining room 4.06 m X 2.88 m

Kitchen 4.06 m X 4.26 m

Primary Bedroom 3.94 m X 5.24 m

Bedroom 2 3.35 m X 4.05 m

Bedroom 3 3.55 m X 2.96 m

Laundry room 4.14 m X 2.51 m

Listing Presented By:



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17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

Phone: 780-982-1119  
ahmadsai@remax.net