



## Rural Leduc County Alberta

\$799,900

Welcome to this stunning walkout bungalow in the highly desirable community of Rutherford Hills! Offering nearly 3,000 sq/ft of move-in ready space, this home blends comfort and elegance. An open-concept main floor showcases gleaming hardwood floors, 9' ceilings, and expansive windows framing serene views of 2.79 tree-lined acres. Step onto the oversized deck—ideal for BBQs and family gatherings. Retreat to a spacious primary suite featuring a walk-thru closet and a luxurious 4-pc ensuite with soaker tub. Downstairs, the fully finished walkout basement adds 2 bedrooms, a 4-pc bath, generous rec room, wet bar rough-in, large windows, patio doors, and more 9' ceilings with pot lights. A heated 32'x40' 3-car garage (220V wired) connects through a tiled mudroom with custom built-ins and laundry. Bonus features include a 12'x12' shed, A/C (2020), and furnace (2024). A perfect blend of privacy, space, and modern comfort awaits! (id:6769)

Recreation room 7.43 m X 11.38 m

Utility room 2.58 m X 3.52 m

Bedroom 3 3.1 m X 3.65 m

Bedroom 4 3.71 m X 2.96 m

Living room 4.42 m X 4.93 m

Dining room 4.44 m X 5.02 m

Kitchen 3.17 m X 4.97 m

Primary Bedroom 3.54 m X 4.56 m

Bedroom 2 3.05 m X 3.32 m

Listing Presented By:



Originally Listed by:  
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