



Rural Leduc County Alberta

\$785,000

Spacious. Bright. Versatile. Looking for a home to live, work, breathe & relax in? Set on 3.07 acres of flat, green land, this 3,456 sq. ft. home offers the space, modern style, & flexibility you crave. IN-FLOOR-RADIANT HEATING THROUGHOUT. Main Floor open concept design for everyday living & entertaining, a sleek EUROPEAN KITCHEN w/ 2 ovens & ample gathering space with 2 access doors to the large south-west facing deck. 5 bedrooms, incl. two primary suites, one located on the main floor & 4.5 bathrooms. Upstairs, 2 BALCONIES extend the living space outdoors. An impressive 2nd floor flex room is a better space than a dingy basement. Think family time, movies, nanny suite, business etc. QUADRUPLE TANDEM GARAGE, abundant front parking & a 5.5-ft-high crawl space provide exceptional room for vehicles, equipment & storage. Potential to add a shop & the opportunity to operate a business from the property, subject to approvals. Ideally located 15 minutes bee-line to the YEG Airport, Beaumont Schools, & Leduc. (id:6769)

Living room 5.4 m X 5.65 m

Dining room 3.13 m X 2.9 m

Kitchen 5.23 m X 4.12 m

Family room 10.7 m X 7.16 m

Primary Bedroom 4.06 m X 3.35 m

Bedroom 2 3.26 m X 3.56 m

Bedroom 3 3.94 m X 3.43 m

Bedroom 4 4.12 m X 3.48 m

Bonus Room Measurements not available

Bedroom 5 4 m X 3.44 m

Office 2.37 m X 3.53 m

Laundry room 3.51 m X 2.57 m

Listing Presented By:



Originally Listed by:
MaxWell Devonshire Realty



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