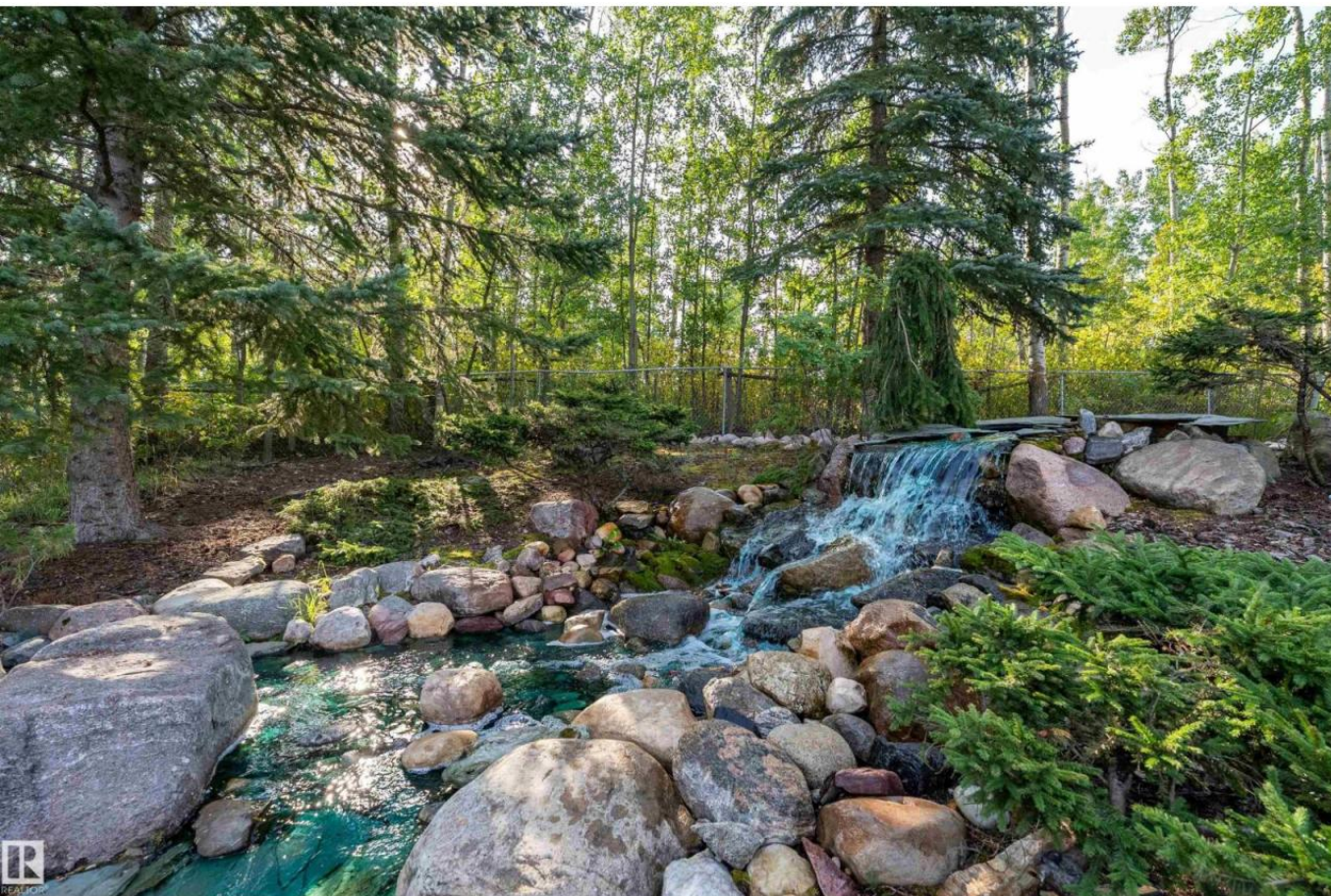




Rural Leduc County Alberta

\$1,099,000

Minutes from BEAUMONT, fabulous, fully developed 3.26 ACRE property featuring a 35' x 60' SHOP with 12' OVERHEAD DOORS, 2 PONDS, WATERFALL, multiple gathering areas, PERENNIAL GARDENS in this PAVED, FENCED, & BEAUTIFULLY LANDSCAPED property! WOW! Original owner is selling this WELL MAINTAINED 4 LEVEL SPLIT offering newer Hi Efficiency EUROLINE WINDOWS, FURNACE 2012, HWT 2024, MAINTENANCE FREE DECK 2015, SHINGLES 2019 on the house & shop, plus a new TANK & FIELD SEPTIC SYSTEM installed in 2019 plus there is a 7 GPM DRILLED WELL. The home offers a large foyer, a lovely FORMAL LIVING/DINING ROOM with FRENCH DOORS & HARDWOOD. Sunny OAK KITCHEN with UPGRADED APPLIANCES, a generous nook area overlooking the 3rd. level with hardwood & a HIGH EFFICIENCY WOODBURNING FIREPLACE. There is a 3 pc. bath, laundry & den/bedroom plus access to the oversized attached garage. Up to 3 bedrooms & 3 pc. bath. Basement is developed, plus crawl space storage & furnace room. UNBEATABLE SHOP, LANDSCAPING & AMAZING LOCATION! (id:6769)

Storage 6.57 m X 8.76 m

Bedroom 5 3.25 m X 2.94 m

Recreation room 5.69 m X 6.99 m

Utility room 3.06 m X 4.14 m

Living room 4.67 m X 3.94 m

Dining room 2.97 m X 3.13 m

Kitchen 3.39 m X 2.84 m

Family room 4.5 m X 6.53 m

Bedroom 4 3.25 m X 2.56 m

Breakfast 3.95 m X 3.09 m

Primary Bedroom 4.2 m x Measurements not available

Bedroom 2 3.84 m X 3.14 m

Bedroom 3 3.4 m X 3.13 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<http://www.horsepowerranch.com/>



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