



Rural Leduc County Alberta

\$1,699,000

LUXURY 1924sf WALKOUT BUNGALOW on 3.3 acres offering 3+2 bdrms & 3 full baths with OVERSIZED HEATED TRIPLE GARAGE set behind security gate awaits! Quality craftsmanship & thoughtful design are evident throughout. The expansive main living area features luxury vinyl plank flooring & an open concept layout designed for entertaining. The dream kitchen is out of a magazine with countertop stove, pot filler, built-in oven & glamorous island. Spacious main floor laundry room, 3 bdrms including primary with spa-like ensuite, walk-in closet & access to upper deck. WALKOUT basement is perfect for hosting family & friends with 2 bdrms, 4pc bath, 3 entertaining areas, projector & screen plus wet bar. Step outside to your PRIVATE OASIS featuring RESORT STYLE IN-GROUND POOL, surrounded by curated gathering areas. Pergola with louvered roof & 2 CUSTOM gas firepits included. An exceptional property where luxury, quality & entertaining come together! Just 17mins to Beaumont, 18mins to Sherwood Park & 30mins to EIA. (id:6769)

Family room 7.98 m x Measurements not available	Dining room 2.52 m x Measurements not available
Bedroom 4 5.55 m X 4.79 m	Kitchen 5.44 m x Measurements not available
Bedroom 5 4.01 m X 3.52 m	Primary Bedroom 4.24 m x Measurements not available
Cold room 3.09 m X 1.92 m	
Recreation room 5.44 m x Measurements not available	Bedroom 2 3.6 m x Measurements not available
	Bedroom 3 3.04 m x Measurements not available
Living room 6.66 m x Measurements not available	

Listing Presented By:



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