



Rural Leduc County Alberta

\$997,500

WELCOME to this STORYBOOK ACREAGE, located just MINS FROM BEAUMONT (no highway travel needed). This beautiful property offers over 3,300 SQFT OF LIVING SPACE, with 5 BEDROOMS and 3.5 BATHROOMS. Step inside to a WELCOMING FOYER that leads to a SPACIOUS HOME OFFICE, inviting family room, and elegant dining area. The heart of the home is the STUNNING GOURMET KITCHEN, featuring PREMIUM SS APPLIANCES, GRANITE countertops, and rich maple cabinetry. Upstairs, the primary suite serves as a SANCTUARY, complete with a SPA-INSPIRED ENSUITE. 4 additional bedrooms, an updated main bath, and a versatile BONUS ROOM for growing families. In your SERENE OUTDOOR SPACE, enjoy the custom SCREENED IN PORCH (NO BUGS) while you enjoy your HOT TUB and serene surroundings. This home even offers a POTENTIAL to create a FULLY SELF-CONTAINED IN-LAW SUITE. Ultra-efficient Viessman BOILER, REPLACED SEPTIC FIELD, DRILLED WELL, & NEW HWT. Just MOVE IN AND START LIVING the ACREAGE DREAM!

(id:6769)

Living room 5.66 m X 4.23 m
 Dining room 2.92 m X 4.23 m
 Kitchen 7.78 m X 8.05 m
 Family room 4.78 m X 5.15 m
 Bedroom 5 3.02 m X 3.23 m
 Office 3.3 m X 4.17 m
 Laundry room 1.94 m X 2.6 m
 Breakfast 2.15 m X 2.71 m

Storage 6.7 m2
 Mud room 6.9 m2
 Primary Bedroom 6.9 m X 4.29 m
 Bedroom 2 3.25 m X 3.04 m
 Bedroom 3 3.25 m X 4.17 m
 Bedroom 4 3.26 m X 4.19 m
 Bonus Room 2.85 m X 3.66 m

Listing Presented By:



Originally Listed by:
 Century 21 Masters



RE/MAX River City

13120 St Albert Trail NW,
 Edmonton, AB, T5L4P6

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.