



## Rural Leduc County Alberta

\$1,880,000

Discover this expansive 4.84-acre property featuring a well-appointed 2400 sq ft bungalow with 5 generously sized bedrooms and 4 bathrooms. Enjoy the comfort of four distinct living room areas, a charming rustic kitchen, and a convenient wet bar for entertaining. The attached heated double car garage offers year-round convenience. An automatic gate welcomes you to the property, leading to an extensive asphalt driveway that gracefully extends to both the residence and a substantial 5000 sq ft barn/shop: a versatile space for hobbies, storage, or business endeavors. The land is beautifully landscaped with lush green lawns, ample green space, a mature tree line and a vegetable garden. Located on the desirable edge of Edmonton and Beaumont, this property offers the tranquility of acreage living with easy access to urban amenities. Its unique position outside of a traditional subdivision presents exciting potential for recreational enjoyment, future subdivision possibilities, or business opportunities. (id:6769)

Bedroom 5 3.76 m X 3.23 m

Bedroom 6 2.95 m X 3.31 m

Recreation room 4.44 m X 13.6 m

Living room 4.74 m X 8.86 m

Dining room 4.55 m X 3.34 m

Kitchen 4.73 m X 3.22 m

Family room 4.61 m X 6.17 m

Primary Bedroom 3.55 m X 4.13 m

Bedroom 2 3.9 m X 3.45 m

Bedroom 3 3.36 m X 3.28 m

Laundry room 3.07 m X 3.08 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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