Rural Leduc County Alberta

$899,900

PRIVATE RIVER VALLEY ACREAGE: 2-storey with detached triple garage (34Wx24L, 220V, insulated) on 17.68 acres OUT OF SUBDIVISION, just west of Genesee Bridge Boat Launch on the North Sask River. HUGE 4,530 sq ft (plus full basement) home with massive bachelor suite connected by a fully enclosed breezeway/mudroom. On the main level: front office/bedroom, large formal dining room, living room w/ wood-burning fireplace, 2-pc powder room w/ laundry and a gourmet kitchen with centre island, built-in dishwasher, wall oven and walk-in pantry. Upstairs: 2 full bathrooms and 3 large bedrooms including the owner's suite with walk-in closet & 3-pc ensuite. Basement: bedroom, 2-pc powder room, spacious rec area and plenty of storage space. BACHLORE SUITE: main floor with 4-piece bathroom, kitchenette and walk-in closet; upstairs 24'x32' bonus room with sink, drawers & counter space. Outside: covered decks, fire pit, garden beds, chicken coop & run & storage sheds. So much opportunity on this peaceful, treed acreage. (id:6769)

Family room 3.65 m X 5.15 m
Bedroom 6 8.78 m X 4.1 m
Storage 2.23 m X 2.32 m
Storage 1.82 m X 3.2 m
Living room 4.61 m X 4.63 m
Dining room 3.56 m X 5.33 m
Kitchen 4.71 m X 4.35 m
Bedroom 4 7.15 m X 7.03 m
Bedroom 5 4.61 m X 4.63 m
Second Kitchen 3.48 m X 2.96 m
Laundry room 2.87 m X 2.76 m
Primary Bedroom 5.52 m X 4.58 m
Bedroom 2 4.63 m X 3.92 m
Bedroom 3 3.57 m X 4.66 m
Bonus Room 7.16 m X 9.6 m

Listing Presented By:

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