



Rural Leduc County Alberta

\$850,000

Welcome to this lovely custom built 1.5 story home, offering 4 bdrm/4 bath, on 4.15 acres. Only 7 min from Devon this home features 2 bdrms + den & 2 bath on main level, 2 bdrms both with en-suits, on upper level. Primary offers w/i closet & 5 piece en-suite. Main level offers open concept kitchen & living room, with formal dining room, amidst vaulted ceilings. Beautiful wood cabinetry & stainless steel appliances in the kitchen, & cozy wood burning fireplace with stone surround in living room. Offering an additional 830 sq ft indoor/outdoor flex space, perfect for a rec room, or small business. Home has A/C. Double attached garage & heated 900 sq.ft shop. Lovely concrete patio in the back. In addition, it has a secured, fenced 18,000 sq.ft lay down area-store rvs/boats for a possible mortgage helper. The grounds are nicely treed & landscaped offering small pond, walking trail and shed. Septic field & well. Close to paved road. The property is zoned agricultural. (id:6769)

Living room 4.8 m X 5.9 m

Dining room 3.33 m X 4.21 m

Kitchen 2.9 m X 3.75 m

Den 4.05 m X 4.37 m

Bedroom 3 4.3 m X 3.08 m

Bedroom 4 3.66 m X 3.73 m

Recreation room 8.97 m X 6.99 m

Primary Bedroom 5.25 m X 3.96 m

Bedroom 2 3.46 m X 3.49 m

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