



## Rural Leduc County Alberta

\$1,115,000

Stunning walkout bungalow set on 2.52 fully fenced acres just minutes from Beaumont. A bright front foyer opens into the dining area and main living room, finished with a stone fireplace, feature wall, hardwood flooring, and crown moulding. The kitchen includes tons of cabinetry, granite countertops, stainless steel appliances, a corner pantry, and access to the upper deck. The main floor features a primary bedroom with a walk-in closet and ensuite with dual sinks and soaker tub, along with two additional bedrooms (or bedroom and den) and a full 5-piece bath. Laundry/mudroom connects directly to the oversized heated garage. The fully finished walkout basement includes a rec room, wet bar, games/family space, two bedrooms, a full bath, and direct access to the backyard. Upgrades include full solar, new appliances, new blinds, epoxy garage floors, a large concrete parking pad, and Dura Deck with stairs to the yard. A property that gives you the space, privacy, and flexibility that comes with acreage living. (id:6769)

Bedroom 3 4.77 m X 3.3 m  
Bedroom 4 4.95 m X 3.86 m  
Recreation room 6.22 m X 11.27 m  
Living room 4.87 m X 7.36 m  
Dining room 3.97 m X 3.27 m

Kitchen 3.34 m X 4.28 m  
Primary Bedroom 3.89 m X 5.09 m  
Bedroom 2 3.65 m X 3.72 m  
Office 3.64 m X 3.71 m

Listing Presented By:



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