



## Rural Leduc County Alberta

\$1,100,000

Welcome to your 3.04-acre country oasis at Beau Vista Estates! Located just 5 mins to Beaumont, this custom 2,581 sq ft, 2-story home offers the perfect mix of acreage freedom and city convenience--fully serviced with Municipal water & Great access to Nisku, the airport, and the Anthony Henday. Inside, Enjoy a spacious oak kitchen with built-in appliances, a formal dining room, and a cozy family room with a wood-burning fireplace. The main floor also features a large living room and a practical laundry/mudroom. Upstairs boasts 4 large bedrooms, including a primary suite with a walk-in closet and a 4-pc ensuite with a jacuzzi tub, plus a massive upper-level games/TV bonus room. The property features an oversized, heated 24x26 garage and a massive back deck. Enjoy a landscaped 1.5-acre yard with mature trees for privacy, plus a 1.5-acre north section. Plenty of room for RV storage, trailers, boats, and every toy your acreage lifestyle demands. Priced to sell! (id:6769)

Living room 17'5" x 13'4"

Dining room 14'10" x 11'4"

Kitchen 15'5" x 11'7"

Family room 12'10" x 15'5"

Laundry room 7'3" x 9'8"

Breakfast 15'5" x 7'1"

Primary Bedroom 13'2" x 16'5"

Bedroom 2 10'9" x 13'3"

Bedroom 3 13'1" x 10'1"

Bedroom 4 9'8" x 10'11"

Bonus Room 21'11" x 11'1"

Listing Presented By:



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