



## Rural Leduc County Alberta

\$1,499,000

This Stunning 7.51 acre property has an Immaculate Updated Home, Fully Finished Shop, and Beautiful Barn! Inside the home the main floor hosts the primary bedroom with a HUGE walk-in closet and 5 pce ensuite bath with a custom tile shower and in-floor heat. The modern kitchen has a large island, corner pantry, and patio access to the wrap around deck with hot tub. The living, dining, laundry, and a 4 pce bath complete the main floor. The basement has 3 more bedrooms, a 3 piece bathroom, and a family room with a custom wet bar. The double attached garage with an epoxy floor is currently converted into a salon, and flex space not included in the RMS measurements. The 60x40 shop is fully finished with 3 overhead doors, 3 pce bath, and finished party room above that has a wet bar. The Barn is metal inside and out, with a full concrete floor. It has a tack room, 2 storage rooms, and the main area has 2 box stalls, 4 tie stalls and sliding doors at each end. This stunning property has to be viewed in person! (id:6769)

Family room 7.89 m X 6.89 m

Bedroom 2 3.73 m X 3.39 m

Bedroom 3 3.62 m X 3.32 m

Bedroom 4 3.05 m X 2.78 m

Living room 6.72 m X 5.24 m

Dining room 3.96 m X 1.84 m

Kitchen 4.4 m X 3.98 m

Primary Bedroom 4.38 m X 4.19 m

Laundry room 2.69 m X 2.32 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<http://www.darcypowlik.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.