



## Rural Leduc County Alberta

\$949,900

Set on 3.81 acres of beautifully treed land, this stunning 2-storey WALKOUT offers 2,927 sqft of thoughtfully designed living space with 6 BEDROOMS, including a rare PRIMARY SUITE ON THE MAIN FLOOR. HARDWOOD floors flow throughout, leading into a gourmet chef's kitchen with STAINLESS STEEL APPLIANCES, perfect for entertaining. The soaring ABOVE-TO-BELOW LIVING ROOM is filled with natural light from massive windows and anchored by a floor-to-ceiling STONE GAS FIREPLACE. Upstairs features 4 spacious bedrooms, while the fully finished walkout basement includes an additional bedroom and a SECOND KITCHEN—ideal for a nanny or in-law suite. The OVERSIZED 27.5x23 HEATED DOUBLE ATTACHED GARAGE provides ample space for vehicles and storage. Recent upgrades include \$15,000 in FRESH PAINT, a NEW DECK with gazebo (\$6,000), and a newly capped driveway with recycled asphalt (\$2,000). A rare blend of space, luxury, and functionality just minutes from town. (id:6769)

Bedroom 5 4.09 m X 3.85 m

Recreation room 6.57 m X 10.13 m

Second Kitchen 3.15 m X 3.85 m

Living room 6.26 m X 5.17 m

Dining room 3.65 m X 3.91 m

Kitchen 3.26 m X 3.91 m

Primary Bedroom 5.65 m X 4.02 m

Bedroom 2 4.02 m X 3.91 m

Bedroom 3 3.62 m X 3.9 m

Bedroom 4 4.41 m X 5.27 m

Bedroom 6 8.41 m X 6.55 m

Listing Presented By:



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