



## Rural Leduc County Alberta

\$775,000

Amazing Opportunity to own 2.47 acres not in subdivision. Only 8 min to Leduc Common, 14min to Nisku & 12min to the Airport - your chance to to enjoy the peace of country living, take advantage of all the amenities & a short commute. The 2022 build was premanufactured & placed on a 10 ft foundation. Its 1932sqft boasts an open concept living space w/ a stunning kitchen w/ massive island, quartz counters & huge walk-through pantry. The dining area offers an impressive wet bar perfect for entertaining or coffee station. The living room showcases a stone front fireplace w/ built-ins on both sides plus vaulted ceilings. The primary suite makes a king sized bed look small! A large walk-in closet plus separate spouse closet & dreamy ensuite complete the primary. The ensuite offers a large shower, double vanity, heated floors & water closet w/ storage. Other features are: mudroom provides plenty of storage, laundry area w/ sink; central A/C, 2 solar tubes & the ginormous triple attached garage w/ 9ft door. (id:6769)

Living room 4.74 m X 5.92 m

Dining room 5.67 m X 3.04 m

Kitchen 4.69 m X 3.05 m

Primary Bedroom 4.39 m X 4.57 m

Bedroom 2 3.61 m X 3.35 m

Bedroom 3 3.15 m X 3.37 m

Laundry room 3.46 m X 2.72 m

Listing Presented By:



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**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

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

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