



## Rural Leduc County Alberta

\$1,700,000

Country space, city convenience—just 3 km from Edmonton's south boundary & minutes to Nisku, Leduc, Devon & EIA. This custom-built Jacobs bungalow delivers over 3,400 sqft of finished space & the kind of extras that make acreage living a dream. Step inside to an open-concept main floor made for gathering: a chef's kitchen w/maple cabinetry, granite counters, a central sit-down island w/pot drawers, and a dining area that fits the whole crew. The living room's gasfireplace is a natural focal point, and hardwood floors carry a warm, timeless feel. The primary suite is a retreat w/WI closet & 5-pc spa ensuite w/jetted tub. A 2nd bdrm, den & 2 more baths complete the main. Downstairs, an oversized family room, full 2nd kitchen, bdrm, bath & laundry make multi-gen living easy. Outside, enjoy a 26x26 heated garage w/new epoxy floors, 24x34 barn (concrete), 32x48 workshop (concrete & power), fruit trees, garden, and a tree-lined drive. Plenty of room for RVs, projects & peaceful evenings at home. (id:6769)

Den 3.29 m X 3.52 m

Second Kitchen 1.74 m X 3 m

Recreation room 6.43 m X 10.77 m

Utility room 3.55 m X 4.31 m

Living room 4.89 m X 5.49 m

Dining room 4.76 m X 3.97 m

Kitchen 4.05 m X 4.24 m

Primary Bedroom 4.56 m X 3.61 m

Bedroom 2 3.95 m X 3.96 m

Bedroom 3 2.66 m X 4.27 m

Bedroom 4 4.39 m X 3.99 m

Listing Presented By:



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RE/MAX Real Estate

<http://www.jillwill.ca/>



**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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