



## Rural Leduc County Alberta

\$1,049,000

WOW! Fabulous 4.5 ACRES minutes from BEAUMONT with an updated & upgraded PERFECT 1796 sq.ft. 2 STOREY with a WALKOUT basement, a 3 SEASON SUNROOM, a STUDIO, a SHOP, plus it is FENCED, PRIVATE & set up for HORSES! A new ELECTRONIC GATE leads up the drive thru a CURATED FOREST to a wonderful VERANDAH WRAPPED COUNTRY HOME. The 2 storey sunlit living room has a WOODBURNING STOVE with stone & access to the west SUNROOM & back deck. The spacious main floor primary offers a lovely NEW ENSUITE. Modern island kitchen with GRANITE & NEWER APPLIANCES, a WI PANTRY, & large MUD ROOM leads to the garage. Up the stairs to 2 BEDS & NEW 4 PC.bath. The WALKOUT has a FAMILY/GAMESROOM, bedroom, den, a full bath & doors to a COVERED PATIO & west yard & garden. Composite decking, aluminium railings, aggregate pad & walkways, STONE PATIO off the 10'x22' AMAZING STUDIO finished in BARNWOOD & heated with a GAS FIREPLACE, a 40'x22' SHOP with RADIANT TUBE HEAT, a HORSE SHELTER & SHED, plus NEWER SHINGLES & some NEWER WINDOWS. WOW! (id:6769)

Family room 8.64 m X 4.23 m

Den 5.03 m X 3.15 m

Bedroom 4 3.5 m X 3.72 m

Living room 5.06 m X 4.85 m

Dining room 2.61 m X 3.35 m

Kitchen 4.35 m X 3.36 m

Primary Bedroom 6.02 m X 3.36 m

Laundry room 2.44 m X 3.18 m

Bedroom 2 5.63 m X 3.41 m

Bedroom 3 5.62 m X 3.39 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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

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