



## Rural Leduc County Alberta

\$1,100,000

Can't decide if acreage living is for you? This acreage is just 2 minutes East of Beaumont, this 2,426 SqFt 2-storey walkout on 2.67 acres (not in a subdivision) offers the perfect mix of space, privacy, and convenience. Featuring 4 bedrooms, 3.5 baths, a main floor den, vaulted bonus room with gas fireplace, and second-floor laundry with sink, this home is built for modern family living. The finished basement includes in-floor heating and walkout access to a private patio. Enjoy summer evenings on the covered wraparound veranda or tinker year-round in the oversized heated triple garage. Upgrades from 2021-2024 include a new boiler, high-performance shingles, Lennox A/C, smart thermostat, water/septic improvements, and newer appliances. With serene acreage living and instant access to town, this rare gem offers the best of both worlds! (id:6769)

Family room Measurements not available

Bedroom 5 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Bedroom 4 Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Listing Presented By:



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Initia Real Estate



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