



## Rural Leduc County Alberta

\$760,000

2.5 acres located in a quiet cul-de-sac only 15 mins to Beaumont and 20 mins to Leduc on paved roads, built in 2018. Heated oversized triple attached garage with drain and 2 man doors, will fit all your toys and more. Head inside, 9-12 ft ceilings, 8 ft doors, open concept with one beautiful kitchen, subway tile, granite countertops, under cabinet lighting with the possibility to change the electric stove out for a gas one in the future (gas line is run). Large deck is outside the Dining room patio doors for easy entertaining. Living room features plenty of windows for natural light. 3 bedrooms finish this level with main bath. Primary bedroom, again with plenty of windows, walk in closet with organizers, ensuite with oversized shower, his/her sinks. Head downstairs, two additional bedrooms, large family room with rough in bar hook ups, plus rough in bathroom with supplies being left behind. Basement has large windows throughout. The Yard is partially fenced and ready for your development. Great Location! (id:6769)

Family room 3.13 m X 5.37 m

Bedroom 4 3.18 m X 4.61 m

Bedroom 5 3.53 m X 5.37 m

Media 11.33 m X 4.78 m

Storage 6.81 m X 4.68 m

Living room 4.81 m X 5.18 m

Dining room 3.87 m X 3.16 m

Kitchen 4.11 m X 4.58 m

Primary Bedroom 4.28 m X 4.77 m

Bedroom 2 3.55 m X 3 m

Bedroom 3 3.33 m X 3.63 m

Listing Presented By:



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