



## Rural Leduc County Alberta

\$1,170,000

Stunning 2022-built lakefront retreat in Itaska Beach offering 2,204 sq.ft. of thoughtfully designed living space with panoramic water views. This custom home blends luxury, warmth, and functionality—complete with an in-law suite and a southwest-facing backyard capturing sunsets over the lake. Main floor highlights include 9-ft ceilings, rich wood beams, cozy reading nook, gas fireplace and windows framing expansive lake views. The custom kitchen impresses with a large island, farmhouse sink, corner pantry, imported wood countertops and open shelving. The upper-level primary suite features vaulted ceilings with wood beams and a private deck overlooking the water. 2 more bedrooms on the upper level have built in bunkies for all your friends! Outdoor living is exceptional: a massive deck, firepit area, private dock, garage - designed for year-round enjoyment. A rare opportunity to own a modern home on the lake with a private community boat launch beside you and the Audubon Nature Reserve across the street. (id:6769)

Living room 7.6 m X 4.66 m

Dining room 2.5 m X 3.3 m

Kitchen 4.76 m X 3.98 m

Bedroom 4 Measurements not available

Mud room 2.45 m X 2.22 m

Second Kitchen 3.04 m X 1.57 m

Primary Bedroom 7.63 m X 4.1 m

Bedroom 2 3.45 m X 4.68 m

Bedroom 3 4.67 m X 3.46 m

Listing Presented By:



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