



## Rural Leduc County Alberta

\$869,900

What a beautiful acreage. Only minutes from Beaumont, these 2.5 acres are in a subdivision yet offers treed privacy. The 2121 sq.ft bungalow had a complete makeover several years ago & has been transformed into a warm and welcoming home complete with a cold water plunge pool on the deck. The custom kitchen overlooks the spacious living rm and sunken family rm with a soothing water feature + wrapped with windows for an abundance of natural light. The large dining rm could accommodate a table of ten & is complete with a natural stone f/p. Past the large foyer and down the hall you will find 4 bdrms incl. the master retreat with a 4 pc. ensuite and floor to ceiling sliding doors to your own private south facing deck. The ideas are endless in the finished basement with a studio gym, a true Norwegian sauna with shower, bdrm #5 with it's own walk-in closet, a huge rec rm & great storage space. There are 2 approaches, the East approach leads to the subdivided SEPARATE property. (id:6769)

Den 2.46 m X 2.04 m

Bedroom 5 3.24 m X 4.58 m

Recreation room 5.92 m X 6.05 m

Laundry room 2.61 m X 4.14 m

Living room 4.6 m X 8.38 m

Dining room 4.53 m X 3.15 m

Kitchen 2.8 m X 5.81 m

Family room 3.84 m X 6.57 m

Primary Bedroom 4.16 m X 3.8 m

Bedroom 2 3.02 m X 2.5 m

Bedroom 3 3.02 m X 3.1 m

Bedroom 4 3.02 m X 3.37 m

Listing Presented By:



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