



## Rural Leduc County Alberta

\$735,000

LOCATION! Located just steps away from the north shore of Pigeon Lake surrounded by trees on a 1+ acre lot! TWO DBL garages! Newer detached 24' x 24' finished & heated! Awesome open floor concept with soaring ceilings & an abundance of natural lighting floods this immaculate 2286 sq.ft. FD home. Remote control for window coverings! Views from every room! Spacious living area boasts hardwood floors & a handsome WB insert fireplace with tile surround. Fantastic kitchen offers ample cabinets, pantry, island with eating bar & ss appliances. Adjoining dinette with large picture & two side windows! Upper level is home to three bedrooms; master with 2 WI closets & 5 piece ensuite. A 4 pc bath & laundry room complete this level. Basement boasts recreation room, bedroom & games room. Enjoy the 500+ sq.ft. wrap around deck with screened sun room accented by the secluded, picturesque firepit for outdoor entertaining! Private, shared community dock privileges. NEW 50 YR HAIL RESISTANT SHINGLES + GUTTER GUARDS!!! (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Playroom Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Den Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Maxwell Heritage Realty

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



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