



## Rural Leduc County Alberta

\$749,000

Looking for privacy, space, and comfort just 20 mins from Edmonton? This one-owner, Sherbuilt Homes built bungalow with walkout basement sits on 4.12 landscaped acres, surrounded by trees and walking trails. With 3+1 beds, and 3 full baths, there's room for the whole family. The main floor incl Brazilian cherry hardwood, granite counters, custom cabinetry, with exceptional quality. Stay cozy with the main floor wood-burning fireplace, the basement wood burning stove, and 2 high-efficiency furnaces. Enjoy a massive 22'x34' rear deck with Duradek and BBQ gasline, and a single garage / storage area underneath. The attached O/S double heated garage gives you access to the home, and the dog run. DON't forget about the standby generator, electric gated entry, RV pad with 30-amp power, and custom outhouse. Recent updates include new shingles and new septic tank with alarm. Just 10 mins to South Cooking Lake—this private retreat is perfect for families or couples wanting space without sacrificing convenience. (id:6769)

Bedroom 4 Measurements not available

Living room 5.98 m X 4.26 m

Dining room 2.96 m X 5.85 m

Kitchen 3.81 m X 3.92 m

Primary Bedroom 5.599 m X 4.46 m

Bedroom 2 3.06 m X 3.32 m

Bedroom 3 2.72 m X 3.32 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

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

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)