



## 140 50472 RGE RD 232 Rural Leduc County AB

\$899,900

If you are looking for peaceful & private, this is the one for you! Gorgeous 2154 sqft bungalow situated on 8.83 acres of fully treed land. One of a kind, this is not your standard subdivision property. Entering, ones eyes are immediately drawn into the fully vaulted living area & gorgeous stone wall featuring a wood burning fireplace. The kitchen has plenty of counter space & SS appliances. The large primary bedroom has a 3-pc ensuite & walk-in closet! Large dining room, mudroom & 2 spare bedrooms finish the main level. The basement is partially finished with a large bedroom, full 3-pc bath & great sized living room. Plenty of future development space if needed as well. This property is equipped with a triple car attached garage (36ftx26ft) & fully heated shop (32x30ft). The shop comes with a below grade service pit, perfect for working on ones dream car. There is no shortage of workspace or storage. Original owners, vaulted ceilings, main floor laundry, brand new flooring & painting throughout.

Listing Presented By:



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