



## Rural Leduc County Alberta

\$779,900

Modern farmhouse acreage on 3.19 acres, NOT located in a subdivision, w/ NO architectural guidelines, offering true HASSEL FREE acreage living! Paved roads lead all the way to the home, providing easy access. Just minutes from Devon, w/ quick routes to Leduc & Edmonton. The bright & open interior is filled w/natural light which embraces the upgraded kitchen, perfect for entertaining. Complemented by a spacious dining area & an inviting living room ideal for family gatherings. The 3-pc bath has been renovated for your comfort. Upstairs, you'll find a large master suite w/ a walk-in closet, & a bath featuring a soaker tub & his-and-hers vanities, creating a true oasis. Brand new carpet throughout the upper level enhances the cozy atmosphere. The 2nd & 3rd beds are a great size, & ample attic storage! Step outside to your private paradise, completely treed for maximum privacy, w/ a wrap-around deck, fire pit area, pool space, & jaw dropping garage/SHOP! Park a semi-truck, one-ton truck, RV & all your toys! (id:6769)

Living room 3.59 m X 4.08 m

Dining room 4.7 m X 3.59 m

Kitchen 4.26 m X 4.36 m

Mud room 2.47 m X 2.69 m

Primary Bedroom 4.27 m X 3.43 m

Bedroom 2 3.63 m X 3.43 m

Bedroom 3 4.52 m X 2.34 m

Loft 4.05 m X 2.34 m

Listing Presented By:



Originally Listed by:  
RE/MAX River City

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

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

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