



## Rural Leduc County Alberta

\$750,000

Beautiful BUNGALOW CUSTOM BUILT IN 2022 with 5 bedrooms on 3.98 acres OUT OF SUBDIVISION 25 MINUTES to LEDUC!!! This extremely well built home offers an open concept floor plan with LOADS OF DRAWERS and CABINETS in the kitchen... HUGE SOUTH FACING WINDOWS for plenty of NATURAL LIGHT... WOODBURNING STOVE in the FAMILY ROOM... 2 SPACIOUS BEDROOMS on main with ENSUITE and WALK-IN CLOSET off PRIMARY BEDROOM... MAIN FLOOR LAUNDRY... 3 BEDROOMS in BASEMENT... 9' CEILINGS... 3 FULL BATHROOMS... HEATED 26' x 25' GARAGE... HOT WATER ON DEMAND... DRILLED WELL... CONCRETE PAD for HOT TUB... and so much more!!! Enjoy the BEAUTIFUL SOUTH FACING VIEW FROM THE LARGE DECK OVERLOOKING FARM LAND with PLENTY OF PRIVACY. Landscaped and partially fenced 30 minutes to the INTERNATIONAL AIRPORT and 45 minutes to Edmonton this gem is a rare find!! (id:6769)

Family room 4.67 m X 5.93 m

Bedroom 3 3.72 m X 3.57 m

Bedroom 4 3.77 m X 3.58 m

Bedroom 5 4.8 m X 2.94 m

Living room 5.43 m X 4.45 m

Kitchen 4.61 m X 4.85 m

Primary Bedroom 4 m X 3.89 m

Bedroom 2 3.03 m X 3.32 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

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

**REMAX Elite**

**REMAX ELITE**

8104 160 Ave NW, Edmonton, AB,  
T5Z 3J8

Phone: 780-406-4000

Fax:

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.