



## Rural Leduc County Alberta

\$1,349,998

Welcome to Goudreau Estates -- this 3,893 sq ft two-storey home sits on a 2.7 acre beautifully landscaped lot just minutes from Beaumont. Surrounded by mature trees & a stunning pond, the yard feels incredibly private. A poured concrete pad is already in place if you've been thinking about adding a 30' x 60' shop. The main floor features an open layout w/ a spacious living room & a 2 sided FP that connects to the dining area. The kitchen offers plenty of cabinet space, SS appliances, & a WI pantry. You'll also find a home office & a 2pc bath on this level. Upstairs, there's a massive bonus room w/ vaulted ceilings & a bar -- perfect for movie nights or entertaining. The primary suite is a standout, complete w/ a FP, spa-style ensuite, & a walk-in closet that connects directly to the laundry room. The fully finished basement includes a large rec room, another bedrm & bath. Just off the main living space, a large sunroom offers a quiet place to unwind. This home is a rare find in Goudreau Estates. (id:6769)

Bedroom 3 7.24 m X 3.28 m

Recreation room 14.06 m X 9.1 m

Utility room 2.49 m X 2.81 m

Living room 7.74 m X 5.19 m

Dining room 3.51 m X 5.31 m

Kitchen 4.99 m X 4.25 m

Primary Bedroom 7.72 m X 4.86 m

Bedroom 2 3.42 m X 4.45 m

Bonus Room 12.1 m X 5.7 m

Listing Presented By:



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