



## Rural Leduc County Alberta

\$799,800

PRIVATE 3.3 ACRE LOT 10 MINUTE DRIVE TO BEAUMONT IN SCOTTSDALE ESTATES!! Mature Evergreens border the entire property & create a sense of quiet serenity. Inside, sun lights the home w/ skylights & large windows. Gorgeous gas fireplace in living rm features imported stone surround & provides ample heat in the winter. Kitchen has granite/quartz updates, plenty of cabinets, wall oven & gas stove. Primary retreat w/ spa-like ensuite\* & deck access! Main floor complete w/ 2nd bdrm, 2nd bthrm & laundry rm. Basement has in-floor heating, 2nd living space, huge 3rd bdrm, full 3pc bthrm & cold storage/storage space. Enjoy quiet summer evenings on the wrap-around deck w/ sunset views. Plus apple trees, ample gardening space, firepit area & storage shed. Addtl features incl NEW METAL ROOF, newer hardwood floors, newer hot water tank, newer washer/dryer, heated oversized garage, central vac, BBQ gas line & more! Original owner & meticulously maintained! \*Hot tub could be moved to exterior & freestanding tub installed\* (id:6769)

Family room 6.65 m X 9.24 m

Bedroom 3 3.86 m X 3.81 m

Storage 1.7 m X 4.17 m

Living room 4.26 m X 3.53 m

Dining room 3.06 m X 5.14 m

Kitchen 4.7 m X 4.37 m

Primary Bedroom 3.61 m X 4.25 m

Bedroom 2 2.95 m X 3.08 m

Laundry room 2.41 m X 1.78 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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

**RE/MAX Elite**

**RE/MAX 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.