



## Rural Leduc County Alberta

\$1,199,900

Welcome to this gated treed and private 7.07 acre property offering exceptional privacy and true country living just 30 minutes from Edmonton, Leduc, and the EIA. Located 4 km off the highway, this property delivers quiet, space, and freedom with no subdivision restrictions. Built with ICF construction from the basement to the eaves, this home is solid, efficient, and built to last. In-floor heating runs throughout the main floor, basement, and attached triple-plus garage/shop. The main level features 3 bedrooms, large rear-facing windows that flood the space with natural light and capture the views, a wood stove that brings warmth and character, and custom countertops that anchor the kitchen. The fully finished basement is complete with a pool table area, ceiling speakers and 2 big bedrooms. Step outside to a massive 22x55 deck with hot tub, built for long summer nights and quiet mornings. Huge garage with workshop area with oversized 9' doors and floor drain is ready for trucks, toys and projects! (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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

**RE/MAX Elite**

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

Phone: 780-406-4000

Fax:

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

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