



## 49274 RR 274 Rural Leduc County Alberta

\$1,299,000

70.36 acres with a Gorgeous custom built 2088sq/ft home. ICF construction from basement to roof. Power gate at the entrance with trees along the driveway keeping the property private. The house has a Double Attached Garage that is metal clad inside, tall ceilings, cement floor, and in-floor heat. The main floor has an open concept Kitchen, Living Room, and Dining Room with beautiful pine log finishing, vaulted ceiling, and lots of windows for natural light. Two bedrooms are also on the main floor, including the primary with its own 5 piece ensuite bathroom and walk-in closet. A Den/Office, 4 piece bathroom, Pantry, and Laundry room conclude the Main floor. The basement has in-floor heat, 3 bedrooms, a rec room, gym, 3 piece bathroom, storage room, and a family room with a wet bar. Also on the property is a fully finished workshop with 3 overhead doors, in-floor heat, and has solar panels. Fenced and cross fenced with water and shelter for animals. Good farmland currently in hay. (id:6769)

Family room 9.08 M x 8.90 M  
Bedroom 4.48 M x 3.51 M  
Bedroom 3.78 M x 3.50 M  
Bedroom 3.56 M x 3.19 M  
Recreational, Games room 6.61 M x 4.49 M  
Storage 3.06 M x 3.00 M  
Furnace 3.45 M x 3.36 M  
3pc Bathroom Measurements not available  
Living room 9.27 M x 8.79 M

Dining room 3.24 M x 3.23 M  
Kitchen 6.00 M x 3.55 M  
Den 4.48 M x 2.66 M  
Primary Bedroom 5.84 M x 5.17 M  
Bedroom 3.52 M x 3.33 M  
Laundry room 2.77 M x 2.08 M  
5pc Bathroom Measurements not available  
4pc Bathroom Measurements not available

Listing Presented By:



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