



## Rural Leduc County Alberta

\$975,000

LAKEFRONT Opportunity! This 1677 sq/ft home has a Double Attached Garage, Basement, and a Covered Composite Deck Overlooking the Lake! Inside the home the main floor is spacious and open hosting a Kitchen, Living room, and two Dining areas. Three bedrooms are situated on the main including the primary with its own walk-in closet and 4 piece Ensuite Bathroom. Another 4 piece bathroom and Laundry conclude the Main Level floor plan. The full basement is unfinished and ready to be taken in any direction you choose. Lots of mature trees on either side keep this lake property secluded, private, and beautiful. Landscaped with a firepit just steps from the lake providing a gorgeous view. Furniture can be included allowing you to move in and start enjoying life at the lake! Shingles were Replaced in 2022. Property on municipal sewer. (id:6769)

Living room 6.31 m X 4.58 m

Dining room 3.61 m X 3.04 m

Kitchen 4.79 m X 3.59 m

Primary Bedroom 4.79 m X 3.7 m

Bedroom 2 3.65 m X 3.19 m

Bedroom 3 3.45 m X 3.18 m

Listing Presented By:



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