



## Rural Leduc County Alberta

\$460,000

Perched on an elevated 3.7 acre parcel in a scenic valley, this fully renovated acreage offers BREATHTAKING COUNTRY VIEWS & exceptional privacy. The open living space is centered around a cozy wood-burning fireplace, while the new modern kitchen features ample cabinetry, pantry storage, and lovely dining room with a view. Garden doors from the 2nd living room lead to a large south facing deck, perfect for enjoying peaceful sunrises or stunning sunsets. The home includes three bedrooms, a refreshed 4-piece bath, new laundry, large entry & storage. The outdoor amenities include a fire pit, vegetable garden & chicken coop, & close to walking/sledding trails to Coal Lake. An oversized 30' x 36' garage offers two bays and a heated man/woman cave. Updates: shingles 2018, siding +furnace +appliances +HWT+ floors +reno 2021, fireplace 2022, chicken coop 2023, deck 2024, water filtration 2025, new tub 2026, and more. Only 17 minutes to Leduc, 12min to Millet. Welcome Home to this Move-in Ready Retreat! (id:6769)

Living room 4.08 m X 7.29 m

Dining room Measurements not available x 2.4 m

Kitchen 4.02 m X 3.99 m

Den 4.02 m X 3.09 m

Primary Bedroom 3.31 m X 3.85 m

Bedroom 2 3.02 m X 4.67 m

Bedroom 3 4.11 m X 2.59 m

Listing Presented By:



Originally Listed by:  
Real Broker



**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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.