



## Rural Leduc County Alberta

\$799,900

This Beautiful 2538 sq/ft is home situated on 40.6 acres. The Main floor hosts the living room with a stone fire place and lots of windows allowing in natural light. Open to the kitchen that has modern cabinets, a stone surround gas stove, quartz countertops, and a butlers walk-through pantry. Two bedrooms are also on the main level including the Primary that has its own 5 piece ensuite bathroom with his and hers walk-in closets. A den, mudroom, laundry room, and more, completes the main floor with tile flooring and coffered ceilings throughout. The walk-out basement is unfinished but partially framed with two entrances to outside. The home has upgraded siding, decks on both sides, in-floor heat, and beautiful finishings throughout. This peaceful property has a dug out and mature trees making it a great getaway, but is within close proximity to all amenities. (id:6769)

Living room 8.91 m X 8.5 m

Dining room 4.33 m X 3.05 m

Kitchen 5.98 m X 2.92 m

Den 3.75 m X 3.01 m

Primary Bedroom 6.81 m X 3.75 m

Bedroom 2 4.41 m X 3.75 m

Laundry room 2.1 m X 1.85 m

Pantry 2.15 m X 1.87 m

Mud room 2.92 m X 1.84 m

Listing Presented By:



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