



## Rural Leduc County Alberta

\$999,000

Country Living with City Convenience! Spacious walkout bi-level on 3 acres in a prime location, minutes to YEG Airport, Nisku, and Beaumont. This well-maintained home offers 7 bedrooms, 4 bathrooms, and a bright open-concept layout with an island kitchen, large living spaces, abundant natural light, and an electric fireplace. The fully developed walkout basement features in-floor heating, a spacious rec room with a wood-burning stove, and patio access. Outside, enjoy mature fruit trees, a garden, and your own soccer field. Conveniently located just 3 minutes from FreshCo, gas stations, restaurants, liquor stores, and other amenities. A rare opportunity to enjoy the privacy and space of acreage living with urban conveniences just minutes away! (id:6769)

Bedroom 4 3.59 m X 3.31 m

Bedroom 5 3.63 m X 3.28 m

Bedroom 6 3.61 m X 4.14 m

Additional bedroom 3.63 m X 3.3 m

Recreation room 4.66 m X 9 m

Living room 5.8 m X 4.03 m

Dining room 4.5 m X 3.58 m

Kitchen 3.91 m X 5.04 m

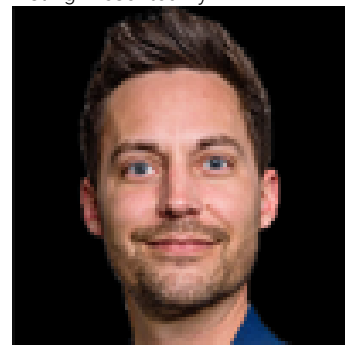
Family room 4.18 m X 4.68 m

Primary Bedroom 4.2 m X 3.51 m

Bedroom 2 3.21 m X 3.28 m

Bedroom 3 3.21 m X 3.23 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris



**REMAX Excellence**

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