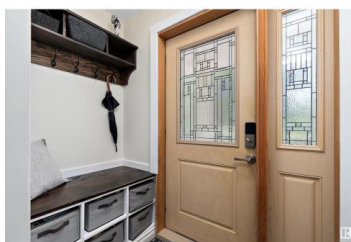




## Rural Leduc County Alberta

Sunnyville

**\$799,900**



Super UPGRADED & UPDATED 1135 sq. ft. BUNGALOW on a 3.11 FENCED, TREED & ROLLING ACRES with a DOUBLE GARAGE plus a 70' x 38' SHOP with CONCRETE & POWER, MINUTES TO BEAUMONT/LEDUC. MODERN FARMHOUSE describes this COUNTRY HOME which offers a CENTRAL FOYER, a generous LIVING ROOM features newer LUXURY VINYL PLANK & large picture window. The SPACIOUS KITCHEN has an abundance of RICH WHITE CABINETS with BLACK ACCENTS, a CENTRAL ISLAND with a newer GAS COOKTOP, PANTRY, KNOTTY PLANK FLOORING, great DINING SPACE & access to the COMPOSITE DECK & HOT TUB & YARD. The main bath combines an 4 PC. BATH & plenty of room for the LAUNDRY! Two large bedrooms complete the main floor. Down the CENTRAL STAIRCASE to the FINISHED BASEMENT offering a lovely family room with HI EFFICIENCY FIREPLACE plus a 2nd KITCHEN with fridge and stove. A 3 piece bath with shower & upgraded dual flush toilet, plus 2 generous sized bedrooms PLUS DIRECT ACCESS UP TO THE BREEZEWAY. UPGRADED FURNACE, HWT, METAL ROOFS, PVC WINDOWS & SEPTIC, PLUMBING. (id:6769)

**Mona C. LaHaie**

RE/MAX Elite

Phone: (780) 850-0800

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