



## Rural Leduc County Alberta

Sunnyville

**\$835,000**



IMPECCABLY WELL MAINTAINED ACREAGE! SHORT DRIVE TO BEAUMONT & LEDUC! PRIDE OF OWNERSHIP! TREED & PRIVATE! Searching for that mature acreage filled with love and care? This 1649 sq ft 3 bed, 2 bath bungalow on 3 acres shows a 10 & is ideal for those looking for more space to roam! Tons of upgrades over the years, feat: lifetime metal roof (2016), triple pane windows (20/21), gemstone lighting, metal gate, eavestroughs (2022), new window coverings, paint, septic mound / pump upgrade (2023), house / garage insulation & basement spray ins, new deck, pot lighting, mudjacking, & more! PAVED TO THE DRIVEWAY w/ stunning curb appeal, leads to your 25' x 28' heated oversized garage w/ newer LED lighting & 220V power! Inside brings a well designed floor plan, w/ vaulted living / dining space with tons of natural light! Spacious kitchen & large island, 4 pce bath, 3 beds up including the primary w/ 4 pce ensuite. Basement is unfinished; develop to suit! Additional detached garage, fenced dog run area; a must see! (id:6769)

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