



## Rural Leduc County Alberta

Scottsdale Estates\_LEDU

**\$799,800**



PRIVATE 3.3 ACRE LOT 10 MIN DRIVE TO BEAUMONT IN SCOTTSDALE ESTATES!! Original owner & meticulously maintained! Mature Evergreens border the entire property & create a sense of quiet serenity. Inside, sun lights the home w/ skylights & large windows. Gorgeous gas fireplace in living rm features imported stone surround & provides ample heat in the winter. Kitchen has granite/quartz updates, plenty of cabinets, wall oven & gas stove. Primary retreat w/ spa-like ensuite\* & deck access! Main floor complete w/ 2nd bdrm, 2nd bthrm & laundry rm. Basement has in-floor heating, 2nd living area, huge 3rd bdrm, 3pc bthrm & cold storage/storage. Enjoy quiet summer evenings on the wrap-around deck w/ sunset views + apple trees, ample gardening space, firepit area & storage shed. Features: NEW METAL ROOF, NEWER HARDWOOD, newer hot water tank, newer washer/dryer, HEATED OVERSIZED GARAGE, central vac, BBQ gas line & more! \*Hot tub could be moved to exterior & freestanding tub installed\* 4th bdrm could be added in basement (jd:6769)

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