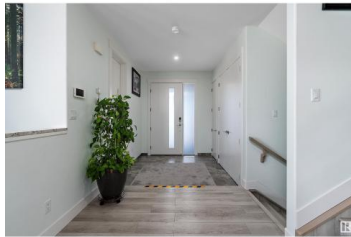




## Rural Leduc County Alberta

Royal Oaks\_LEDU

**\$1,097,000**



ATTENTION TO DETAIL in this CUSTOM built 3189 sq.ft 2 storey featuring 6 BEDROOMS, 7 SOUND PROOF BATHS, 3 COVERED VERANDAHS, a SPICE KITCHEN & a FULLY SELF CONTAINED 2 BED SUITE with SEPARATE ENTRANCE, a 2ND SUITE plus SOLAR IN PLACE. WOW! Oversized TRIPLE GARAGE, timeless STONE TILE EXTERIOR, RUBBER ROOF, VINYL PLANK, tile & carpeting, walls of TRIPLE PANE WINDOWS & upgraded STAINLESS APPLIANCES. The SUNLIT living room offers a spacious GATHERING AREA separated from the kitchen by the 3 SIDED FIREPLACE. Gorgeous kitchen & dining area with GRANITE, MODERN CABINETRY & PANTRY accessed from the SPICE KITCHEN & HALLWAY plus a laundry, bath & MUD ROOM that leads to the GARAGE. The gracious primary features a WALK THRU CLOSET to a SPA ENSUITE. A den/bed offers a 3 pc. bath & SEPARATE ENTRANCE at the front door. Up to a FULL SUITE with a bedroom, living room, kitchen, laundry, bath & private BALCONY. Down to a large GAMES ROOM, bedroom with 4 pc, a 2 pc bath, bar & a lovely 2 bedroom suite with its OWN ENTRANCE. (id:6769)

**Mona C. LaHaie**

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