



## Rural Leduc County Alberta

\$1,099,999

Experience luxury acreage living in this fully renovated 2-storey on 3.27 serene, treed acres in prestigious South Vistas! Just minutes to Beaumont, Nisku, Leduc & 12 min to S. Edmonton. This private retreat backs farmland & features a south-facing yard, triple tree lines & resort-like outdoor spaces. Inside: soaring 23' cedar ceilings, 2 stone wood-burning fireplaces, engineered hardwood, full & half baths, office/5th bed & a showpiece kitchen w/ 2 islands, granite & butcher block, SS appliances, heated covered deck & 4 season sun room. Upstairs: 3 spacious beds incl. vaulted primary w/ ensuite, 2 additional beds, 5 pc bath & laundry. Brand-new basement w/ rec room, wet bar, bed, bath & SEPARATE ENTRY from garage and unfinished area to develop 2nd suite. Heated double garage, Gemstone LED lights, 3 decks, firepits, Par 3 golf holes, patio, sheds, Quonset, RV parking & more. City water, newer septic--move-in ready! (id:6769)

Bedroom 5 3.1 m X 2.94 m

Recreation room 9.31 m X 5.75 m

Living room 5.25 m X 3.85 m

Dining room 6.13 m X 5.03 m

Kitchen 3.93 m X 3.62 m

Bedroom 4 3.89 m X 3.41 m

Other 3.82 m X 3.23 m

Sunroom 2.26 m X 2.26 m

Primary Bedroom 3.96 m X 3.77 m

Bedroom 2 3.88 m X 3.36 m

Bedroom 3 3.68 m X 3.37 m

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:

Century 21 All Stars Realty Ltd

<http://www.michaelsells.ca/>



**Royal**

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com