



# Rural Leduc County Alberta

\$1,180,000

BEYOND PARADISE, that's the only way to describe this fabulous, fully developed 3.26 ACRE OASIS featuring 2 PONDS, a WATERFALL, multiple gathering areas, PERENNIAL GARDENS in this PAVED, FENCED, & BEAUTIFULLY LANDSCAPED property complete with a 35' by 60' SHOP with 12' OVERHEAD DOORS & a lovely 4 LEVEL SPLIT! WOW! Pride of ownership abounds in this wonderful family home with a 7 GPM DRILLED WELL & UPGRADES including Hi Efficiency EUROLINE WINDOWS, FURNACE 2012, HWT 2024, MAINTENANCE FREE DECK 2015, SHINGLES 2019 House & Shop, plus a new TANK & FIELD SYSTEM installed in 2019. The home offers a large foyer, a lovely FORMAL LIVING/DINING ROOM with FRENCH DOORS & HARDWOOD. Sunny OAK KITCHEN with UPGRADED APPLIANCES, a generous nook area overlooking the 3rd. level with hardwood & a HIGH EFFICIENCY WOODBURNING FIREPLACE. There is a 3 pc. bath, laundry & den/bedroom plus access to the oversized attached garage. Up to 3 bedrooms & 3 pc. bath. Basement is developed, plus crawl space storage & furnace room. WOW! (id:6769)

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|---------------------------------|--------------------------------|
| Storage 6.57 m X 8.76 m         | Family room 4.5 m X 6.53 m     |
| Bedroom 5 3.25 m X 2.94 m       | Bedroom 4 3.25 m X 2.56 m      |
| Recreation room 5.69 m X 6.99 m | Breakfast 3.95 m X 3.09 m      |
| Utility room 3.06 m X 4.14 m    | Primary Bedroom 4.2 m X 3.71 m |
| Living room 4.67 m X 3.94 m     | Bedroom 2 3.84 m X 3.14 m      |
| Dining room 2.97 m X 3.13 m     | Bedroom 3 3.4 m X 3.13 m       |
| Kitchen 3.39 m X 2.84 m         |                                |

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.horsepowerranch.com/>



Royal

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