



## Rural Leduc County Alberta

\$949,000

Wonderful 1587 sq. ft. BUNGALOW on 1.45 GORGEOUS ACRES BACKING TREES with a TRIPLE GARAGE, CENTRAL AIR in the stunning HIGHLANDS subdivision just MINUTES TO BEAUMONT & pavement to the door. This SHERBILT HOMES bungalow is perfect offering a large foyer that leads into the GREAT ROOM with a GAS FIREPLACE & BRAZILIAN HARDWOOD FLOORS. The Island kitchen features RICH MAPLE CABINETS, a WALK THRU PANTRY, newer STAINLESS APPLIANCES & the SUNLIT DINING AREA provides access to the GROOMED BACK YARD. A large MUD ROOM, pantry access, LAUNDRY & HEATED GARAGE are all handy to the foyer & kitchen. The SPACIOUS PRIMARY bedroom offers a SPA ENSUITE with corner tub, shower & WI CLOSET with BUILT IN FEATURES. A bedroom plus a convenient DEN/BEDROOM & a 4 piece bath complete the main level. The CENTRAL STAIRCASE leads to a GAMES/WORKOUT ROOM with WET BAR, a cozy FAMILYROOM, 2 more bedrooms & a 4pc. bath, storage & furnace room. MULTI LEVEL DECKS WITH GAS LINE, HOT TUB, TANKLESS H2O, SHED, POURED WALKWAYS, TRAILS & FIREPIT! (id:6769)

Family room 7.95 m X 4.52 m

Bedroom 3 3.87 m X 2.83 m

Bedroom 4 3.87 m X 2.83 m

Recreation room 10.3 m X 3.37 m

Living room 4.96 m X 4.06 m

Dining room 3.04 m X 3.67 m

Kitchen 4.34 m X 3.67 m

Den 4.5 m X 3.03 m

Primary Bedroom 4.87 m X 4.11 m

Bedroom 2 3.34 m X 3.55 m

Listing Presented By:



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



Royal

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