



## Rural Leduc County Alberta

\$1,275,000

Custom LOG Home on 40 acres completely on pavement, quiet on a dead end road. Completely set up for HORSES, Heated 3 stall barn w/ additional 2 tie stalls, 9 shelters, 2 automatic waterers, outdoor arena, wood rail cross fencing, paddock, 2 km trail around property- perfect for riding. There is a 4 car heated garage. Inside this amazing home is vaulted open beam ceilings, soaring floor to ceiling windows, stunning stone wood burning fireplace, handscraped hardwood floors, Gourmet kitchen with wood cabinets, granite, large island, upgraded Wolf appliances w/subzero fridge, 4 bedrooms, 2nd story loft with stunning views. Beautiful primary bdrm w/walkin closet, ensuite w/ custom tiled shower & stand alone tub. There are 2 decks, back deck with hottub- enjoy the northern lights from your deck. Ministik Bird Sanctuary across road to ride or walk in 35 thousand acres of groomed trails. Located in the UNESCO Beaver Hills Biosphere. Centrally located w/a short commute to Leduc, Beaumont, Edmonton, Nisku & Camrose (id:6769)

Living room 3.42 m X 5.88 m

Dining room 3.39 m X 5.88 m

Kitchen 3.26 m X 5.88 m

Primary Bedroom 5.47 m X 4.07 m

Bedroom 2 4.04 m X 4.38 m

Family room 3.26 m X 5.88 m

Bedroom 3 4.62 m X 4.12 m

Bedroom 4 4.21 m X 2.15 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

**ROYAL LEPAGE**  
Locations West Realty

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