



## Rural Leduc County Alberta

\$1,199,000

AMAZING 4.03 TREED & ROLLING ACRES offers a 2547 sq. ft. 2 STOREY WALKOUT, an OVERSIZED TRIPLE garage plus a 40'x60' SHOP with PAVEMENT TO THE FRONT DOOR just minutes from BEAUMONT. VERANDAH at the front door leads into the SUNLIT FOYER with a LIVINGROOM & DEN on either side of CENTRAL STAIRCASE. The gorgeous bright & WHITE ISLAND KITCHEN features GRANITE COUNTERS, BI STAINLESS APPLIANCES, doors to the HUGE UPPER DECK & a SPACIOUS DINING AREA with many decor options around the WOOD BURNING FIREPLACE. There is a mud room a 2 piece bath & access to the garage on the main. Up to a GRACIOUS PRIMARY with SPA ENSUITE, TILE, soaker tub, shower, & WI CLOSET plus 3 BEDROOMS with WARDROBES a SWEET LAUNDRY & MAIN BATH. The WALKOUT offers 2 beds, laundry, a family room & kitchen with IN SLAB HEAT, perfect for the INLAWS! Gorgeous yard with GARDEN BOXES, DECK, PATIOS, POND & SHOP with RADIANT HEAT & 10' OH DOORS. ICF BUILT, Hunter Douglas, CENTRAL AC, HEATED ITALIAN TILE, TRIPLE PANE WINDOWS, 3300 GAL CISTERN & MOUND! (id:6769)

Family room 4.64 m X 6.02 m

Bedroom 5 3.73 m X 3.59 m

Second Kitchen 4.64 m X 6.02 m

Living room 4.23 m X 3.76 m

Dining room 4.41 m X 3.76 m

Kitchen 4.44 m X 3.81 m

Den 3.33 m X 3.75 m

Primary Bedroom 3.49 m X 5.06 m

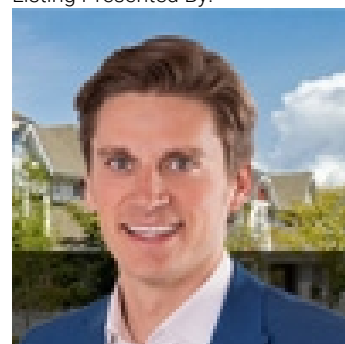
Bedroom 2 3.78 m X 3.8 m

Bedroom 3 3.76 m X 3.14 m

Bedroom 4 6.09 m X 4.47 m

Laundry room 2.79 m X 2.31 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



CREA

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