



GRASSROOTS
REALTY GROUP

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47537 RGE RD 30
Rural Leduc County, Alberta

MLS # A2337871



\$1,499,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,546 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached, Heated Garage, Insulate		
Lot Size:	7.51 Acres		
Lot Feat:	Landscaped, Private, See Remarks, Treed		

Heating: In Floor, Forced Air, Natural Gas

Floors: Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: See Remarks, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Pantry, See Remarks

Water: Well

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: 31-47-2-W5

Zoning: Lake Watershed

Utilities: -

Inclusions: Hot Tub, Wine, Beverage Cooler, Storage Shed, Garage Heater, See Remarks

This Stunning 7.51 acre property has an Immaculate Updated Home, Fully Finished Shop, and Beautiful Barn! Inside the home the main floor hosts the primary bedroom with a HUGE walk-in closet and 5 pce ensuite bath with a custom tile shower and in-floor heat. The modern kitchen has a large island, corner pantry, and patio access to the wrap around deck with hot tub. The living, dining, laundry, and a 4 pce bath complete the main floor. The basement has 3 more bedrooms, a 3 piece bathroom, and a family room with a custom wet bar. The double attached garage with an epoxy floor is currently converted into a salon, and flex space not included in the RMS measurements. The 60x40 shop is fully finished with 3 overhead doors, 3 pce bath, and finished party room above that has a wet bar. The Barn is metal inside and out, with a full concrete floor. It has a tack room, 2 storage rooms, and the main area has 2 box stalls, 4 tie stalls and sliding doors at each end. This stunning property has to be viewed in person!