




Rural Leduc County **M: 4 R: 23 T: 50 S: 33 Q:** **LP: \$975,000**
200 23361 TWP RD 510 **SP:** **ACTIVE** 

Postal Code: T4X 0S8 **List ID #:** E4264719
Nearest Town: Beaumont **Type:** Detached Single Family
Bedrooms: 5 **Year Built:** 2006
Baths: Full: 3 Half: 1 **Zoning:** 160-RC
Tot Area (SF): 1,436.99 **Condo/HOA:** / N
Legal Desc: Plan: 9023571 **Block:** 1 **Lot:** 10

Live on Fairway 1 of Eagle Rock Golf Course in nearly 4500 sq ft 2 storey custom home. This spacious home is ready to move in with 5 bedrooms, 3.5 bathrooms on a fenced acre lot. Step into the open foyer, grand staircase, living room with wet bar, family room with wood fireplace, large kitchen & dining room watching sunrises on the golf course. Your kitchen features a large eat in island, hand stamped copper sink, walk through pantry to mudroom garage entry. Your top floor features a large bonus room, 2 bedrooms & a primary bedroom with sitting area with gas fireplace, private balcony, walk-in closet & 5pc ensuite. Your basement has infloor heating, 2 additional bedrooms, theatre with ambient lighting & a flex room. You will love entertaining on your 3 level deck with custom eat in bar while having room for all your toys in the triple car garage (39'x25' interior), RV parking pad & dog run. Located 5 minutes to Beaumont, 10 minutes to South Edmonton – you must see it to appreciate all the details!

Directions: South on 50 street, at entrance to Beaumont turn Left/East on Township Road 510, about 4 miles down you will turn Right/South into Golfview Estates (next turn after the turn off at Rural Road 234 for Eagle Rock Golf Course)

	1-pc	2-pc	3-pc	4-pc	5-pc	6-pc	Dimension	Lvl	Lvl	Mtr	SqFt	ACClr:
Baths:	0	1	1	1	0	0	Living Rm: 3.36x4.27m	M	ML:			ACCul:
Ensuite:		0	0	0	1	0	Dining Rm: 3.33x3.34m	M	UL:	152.45	1,640.97	ACFnc:
Bds AbGd:	3						Kitchen: 6.75x4.54m	M	AG:			ACFree:
Rms AbGd:	9						Family Rm: 5.16x4.56m	M	LL:	114.45	1,231.94	ACIrr:
Addl Rms:	0						Den: 2.94x3.24m	L	BG:			ACLsh:
FPL Y/N:	Yes						Mst bdrm: 6.09x3.60m	U	TAG:	133.50	1,436.99	ACPst:
FPL Fuel:	Gas, Wood						Bedrm 2: 3.25x4.65m	U				ACWtr:
Garage:	Yes						Bedrm 3: 3.63x3.61m	U				
							Bedrm 4: 3.25x3.35m	L				
							Bonus Rm: 5.77x4.32m	U				

Style:	2 Storey	Other Rms:	Other Room 1 Bedroom
Flooring:	Carpet, Ceramic Tile, Hardwood		Other Room 2 Mud Room
Construction:	Wood Frame		Other Room 3 Media Room
Roof :	Asphalt Shingles		Other Room 4
Remodeled:			Other Room 5
Exterior:	Stone, Vinyl		Other Room 6
Out Bldg:		Foundation:	Concrete
Heating Type:	Forced Air-1, In Floor Heat System	Basement:	Full
Heating Fuel:	Natural Gas	Bsmt Dev:	Fully Finished
Parking:	Triple Garage Attached	Equip Incl:	No
Attach Goods Excl:		IrrigEquip:	No
		Heat Paid For:	Paid For
		Power Pd For:	Public System
		Water Supply:	Cistern
		Swr/Septic:	Septic Tank & Mound
Goods Incl:	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Refrigerator, Satellite TV Dish, Storage Shed, Washer, Water Softener, Window Coverings, Stove-Induction	Prk Plan Typ:	
Site Infl:	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, No Back Lane, No Through Road, Schools, Shopping Nearby, Stream/Pond	Prk Plan Desc:	
		Prk Pln Unit:	
		Encl Prk:	3
		Features:	Air Conditioner, Bar, Ceiling 9 ft., Closet Organizers, Deck, Dog Run-Fenced In, Exterior Walls- 2"x6", Fire Pit, Hot Tub, No Smoking Home, Parking-Extra, R.V. Storage, Vinyl Windows, Wet Bar

Frontage (M):		Lot Dimen:	
Depth (M):		Lot Shape:	Irregular
Road Access:	Dirt, Paved	Land Use:	160-RC
Conform Rpt:		Front Exp:	West
	Yr:		

Tax Amount:	\$4,215.32	Tax Year:	2020
Virtual Tour:	https://vimeo.com/577846589		
Brochure:	http://www.200-GolfViewEstate.com		