




Rural Leduc County **M: 4 R: 24 T: 49 S: 34** **LP: \$525,000**
50 49547 RGE RD 243 **SP:** **ACTIVE** 

Postal Code: T4X 1Z8 **List ID #:** E4325648
Nearest Town: Beaumont **Type:** Detached Single Family
Bedrooms: 4 **Year Built:** 1980
Baths: Full: 3 Half: 0 **Zoning:**
Tot Area (SF): 1,650.01 **Condo/HOA:** /
Legal Desc: Plan: 1350 MC **Block:** 2 **Lot:** 6

Welcome to your oasis just minutes from Leduc, Beaumont and Nisku. This fully fenced property is very private and has animal shelters with different fenced areas allowing separation for all your animals. It sits on 3.15 acres with stunning views. There is an additional detached 2 car garage for all your toys. Inside you will find a gorgeous updated kitchen with quartz counter tops, custom cabinetry and a large island. Off the kitchen is an enclosed sunroom with west facing views for beautiful sunsets! The primary bedroom has an updated ensuite with a walk-in closet! Sliding doors leading to a deck. The main floor also features 2 more bedrooms and a 3pc bath, sunken living room with a wood burning fireplace with a stunning view and laundry room with lots of storage. Downstairs you have a separate entrance with a full kitchen, living room, 3pc bath, bedroom and access to the attached oversized double garage. Other updates include cistern, holding tank, newer hot water tank, vinyl windows, and much more.

Directions:

	1-pc	2-pc	3-pc	4-pc	5-pc	6-pc		Dimension	Lvl		Lvl	Mtr	SqFt	ACClr:
Baths:	3	4	3					Living Rm: 4.56x5.23	M		ML:			ACCul:
Ensuite:								Dining Rm: 5.45x3.10	M		UL:			ACFnc:
Bds AbGd:	3							Kitchen: 3.36x4.36	M		AG:			ACFree:
Rms AbGd:	9							Family Rm: 4.49x7.34	L		LL:	109.47	1,178.34	ACIrr:
Addl Rms:	0							Den:			BG:			ACLsh:
FPL Y/N:	Yes							Mst bdrm: 4.20x4.57	M		TAG:	153.29	1,650.01	ACPst:
FPL Fuel:	Wood							Bedrm 2: 3.80x3.03	M					ACWtr:
Garage:	Yes							Bedrm 3: 2.12x2.37	M					
								Bedrm 4: 4.49x3.93	L					
								Bonus Rm:						

Style: Hillside Bungalow	Other Rms: Other Room 1 Laundry Room
Flooring: Laminate Flooring, Vinyl Plank	Other Room 2 Breakfast Nook
Construction: Wood Frame	Other Room 3 Second Kitchen
Roof :	Other Room 4 Sun Room
Remodeled:	Other Room 5 Storage Room
Exterior: Brick, Vinyl	Other Room 6
Out Bldg:	Foundation: Concrete Slab
Heating Type: Forced Air-1, See Remarks	Basement: Full
Heating Fuel: Natural Gas, Wood	Bsmt Dev: Fully Finished
Parking: Double Garage Attached, Double Garage Detached, Insulated, RV Parking, See Remarks	Equip Incl:
Attach Goods Excl:	IrrigEquip:
	Heat Paid For: Paid For
	Power Pd For: Paid For
	Water Supply: Cistern
	Swr/Septic: Holding Tank
Goods Incl: Compactor, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Stove-Countertop Electric, Washer, Window Coverings, See Remarks	Prk Plan Typ:
	Prk Plan Desc:
	Prk Pln Unit:
Site Infl: Backs Onto Park/Trees, Fenced, Flat Site, Fruit Trees/Shrubs, Private Setting, Treed Lot, View Downtown, See Remarks	Encl Prk: 4
	Features: Bar, Closet Organizers, Deck, Dog Run-Fenced In, Fire Pit, Front Porch, Parking-Extra, R.V. Storage, Secured Parking, Sunroom, Vinyl Windows, See Remarks

Frontage (M): **Lot Dimen:**
Depth (M): **Lot Shape:**
Road Access: Paved **Land Use:**
Conform Rpt: **Yr:** **Front Exp:** North

Tax Amount: \$2,624.60 **Tax Year:** 2022
Virtual Tour: URL-Virtual Tour
Brochure: URL-Brochure