

# **\$1,246,000 - 2519 58 Av Ne, Rural Leduc County**

MLS® #E4288683

**\$1,246,000**

8 Bedroom, 6.00 Bathroom, 2,945 sqft

Rural on 0 Acres

Diamond Estates\_LEDU, Rural Leduc County, AB

Welcome to Diamond Estates ! This beautiful bungalow has over 5750sqft living area situated on a 1/3 acre lot with full Municipal services in Prime and Highly sought out Location in Diamond Estates. Main floor has 2 primary bedrooms and other 2 room has sharing main washroom with office and family room with fireplace. Basement is developed and has same layout as main floor. This house has in total of 8 rooms, 6 full washrooms, office, 2 kitchens & 2 spice kitchens, Separate laundry room for each floor, Covered patio with walkout basement to pond. This house has ELEVATOR with access from garage to both floors. Attached 4 car garage with storage and extra parking. In-floor heating with individual control for rooms and both floors. Separate furnace for each level with AC rough-in. Country residential with Municipal water & Sewer. Triple pane windows, Concrete steps to backyard and lots more. Minutes drive to Beaumont, Edmonton, Nisku, Leduc, Amazon and Int' Airport. Come, check it out, Call it Home.

Built in 2021

## **Essential Information**

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Price \$1,246,000



Bedrooms	8
Bathrooms	6.00
Full Baths	6
Square Footage	2,945
Acres	0.30
Year Built	2021
Type	Country Residential
Sub-Type	Residential Detached Single Family
Style	Raised Bungalow

### Community Information

Address	2519 58 Av Ne
Area	Rural Leduc County
Subdivision	Diamond Estates_LEDU
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0X5

### Amenities

Features	Deck, No Smoking Home, Vinyl Windows, Ceiling 10 ft., Closet Organizers, Detectors Smoke, Parking-Extra, Walkout Basement
Parking Spaces	8
Parking	Over Sized, Triple Garage Attached
# of Garages	3
Is Waterfront	Yes
Separate Entrance	Yes

### Interior

Interior	Ceramic Tile, Vinyl Plank, Carpet
Interior Features	Oven-Microwave, Refrigerator, Stove-Countertop Electric, Dryer-Two, Washers-Two, Garage Control, Garage Opener, Oven-Built-In, Stove-Electric, Window Coverings
Heating	Forced Air-2, In Floor Heat System
Bedrooms on Main Level	Y
Has Basement	Yes
Basement	Walkout, Fully Finished, Full
# of Stories	2

### Exterior

Exterior	Stone, Stucco
Exterior Features	Airport Nearby, Cul-De-Sac, Golf Nearby, Shopping Nearby, Stream/Pond
Lot Description	258.83
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

Listing information last updated on August 18th, 2022 at 8:16am MDT