

## **\$1,177,000 - 5904 32 St Ne, Rural Leduc County**

MLS® #E4423443

**\$1,177,000**

6 Bedroom, 6.00 Bathroom, 3,190 sqft

Rural on 0.20 Acres

Royal Oaks\_LEDU, Rural Leduc County, AB

ATTENTION TO DETAIL in this CUSTOM built 3189 sq.ft 2 storey featuring 6 BEDROOMS, 7 SOUND PROOF BATHS, 3 COVERED VERANDAHS, a SPICE KITCHEN & a FULLY SELF CONTAINED 2 BED SUITE with SEPARATE ENTRANCE, a 2ND SUITE plus SOLAR IN PLACE. WOW! Oversized TRIPLE GARAGE, timeless STONE TILE EXTERIOR, RUBBER ROOF, VINYL PLANK, tile & carpeting, walls of TRIPLE PANE WINDOWS & upgraded STAINLESS APPLIANCES. The SUNLIT living room offers a spacious GATHERING AREA separated from the kitchen by the 3 SIDED FIREPLACE. Gorgeous kitchen & dining area with GRANITE, MODERN CABINETRY & PANTRY accessed from the SPICE KITCHEN & HALLWAY plus a laundry, bath & MUD ROOM that leads to the GARAGE. The gracious primary features a WALK THRU CLOSET to a SPA ENSUITE. A den/bed offers a 3 pc. bath & SEPARATE ENTRANCE at the front door. Up to a FULL SUITE with a bedroom, living room, kitchen, laundry, bath & private BALCONY. Down to a large GAMES ROOM, bedroom with 4 pc, a 2 pc bath, bar & a lovely 2 bedroom suite with its OWN ENTRANCE.

Built in 2019

### **Essential Information**



MLS® #	E4423443
Price	\$1,177,000
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	2
Square Footage	3,190
Acres	0.20
Year Built	2019
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	5904 32 St Ne
Area	Rural Leduc County
Subdivision	Royal Oaks_LEDU
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0X4

### Amenities

Features	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Front Porch, Low Flw/Dual Flush Toilet, Wet Bar
Parking Spaces	6

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas, Solar
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Corner Lot, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Low

	Maintenance Landscape
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	52
Zoning	Zone 80

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Listing information last updated on April 19th, 2025 at 9:31pm MDT