



Status	Active Listing
Type	Resale -Single Family Detached
Price	\$1,249,000
Location	50416 RR 245 Nisku, AB T6H4W6
Country	Canada
Prop.ID	78694228
MLS#	E3200575
Beds	5
Baths	2
Halfbaths	1
Sq.Ft.	5340



Spectacular 5340 sf custom designed 2-storey offers energy efficient features & is passive solar designed with 12 thick exterior walls. Boasting quality throughout, the stunning vaulted Tindal Stone fireplace is designed to store heat during the day & give off heat at night. The high level of insulation prevents heat building up in the summer-no need for air conditioning. Includes a fantastic 16'x32' pool, sauna & hot tub in a room finished in cedar with a vaulted ceiling & patio doors leading to a deck. The 30'x30' attached double garage is insulated & heated with a new 18' metal overhead door. This exceptional home is on 4.77 acres beautifully landscaped with several mature trees. 11'x38' covered deck overlooking the countryside. 5 bedrooms - one can be used as a den or hobby room. The full basement is unspoiled with future development potential if desired. There are numerous other exciting features - must be seen. Only minutes from S. Edmonton, Leduc, Beaumont & the Int'l Airport.

Contact info

Del Sveinsson
del@haidarealty.com
Coldwell Banker Haida Realty
5919 - 50th Street
LEDUC, AB T9E6S7
(780) 986-4711



Indoor

- 2 Fireplaces
- Forced Air - Gas
- Full Basement

Outdoor

- Septic
- Municipal Water
- 2-5 Acres
- 2 Car Garage

Amenities

- Deck
- Inground Pool
- Sauna
- Hot Tub