

## **\$1,097,000 - 5904 32 St Ne, Rural Leduc County**

MLS® #E4423443

**\$1,097,000**

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          | \$1,097,000            |
| 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 Suite         | Yes                              |
| 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 | 105                 |
| Zoning         | Zone 80             |

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Listing information last updated on June 13th, 2025 at 2:32am MDT