

# **\$2,413,380 - Lote 1 Manzana 8 Vinedo San Lucas, Out of Province\_Alberta**

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MLS® #E4393028

**\$2,413,380**

4 Bedroom, 6.50 Bathroom, 4,377 sqft

Single Family on 3.39 Acres

None, Out of Province\_Alberta, AB

Beautiful stone house surrounded by vineyards, mature olive trees and lavender fields. Open vaulted ceilings with wooden beams where the family can be integrated from the living room, dining and kitchen to live together. 4 bedrooms complete with private ensuites. Upstairs is a large bonus room that can be used as a study or 4th bedroom, since it also has its own full bathroom and the view is spectacular. An independent guest suite for visitors comfort. The garden has a large terraced patio for outdoor living and dining with loved ones. Additionally there is a shaded pergola area next to the pool with solar heating. Two covered parking spaces plus parking for many more on stone driveway. A huge warehouse and service area with bedroom and bathroom. The Viñedos San Lucas development offers many amenities in addition that you will love: polo field, horse jumping field, stables, winery, 2 restaurants, chapel, lake with an island, hotel, kms of paths to explore the 250 acre vineyard

Built in 2007

## **Essential Information**

MLS® # E4393028

Price \$2,413,380



Bedrooms	4
Bathrooms	6.50
Full Baths	6
Half Baths	1
Square Footage	4,377
Acres	3.39
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	Lote 1 Manzana 8 Vinedo San Lucas
Area	Out of Province_Alberta
Subdivision	None
City	Out of Province_Alberta
County	ALBERTA
Province	AB
Postal Code	O0O 0O0

### Amenities

Amenities	Closet Organizers, Club House, Fire Pit, Gazebo, Guest Suite, Hot Water Electric, Open Beam, Parking-Extra, Patio, Pool-Outdoor, Racquet Courts, Sprinkler Sys-Underground, Vaulted Ceiling, Solar Equipment
Parking Spaces	5
Parking	Double Carport
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Furniture Included, Refrigerator, Stove-Electric, Stove-Gas, Washer, Water Distiller, Window Coverings, Pool Equipment, Curtains and Blinds, Builder Appliance Credit
Heating	See Remarks
Stories	2
Has Basement	Yes
Basement	None, No Basement

**Exterior**

Exterior	Block, Stone
Exterior Features	Fruit Trees/Shrubs, Gated Community, Golf Nearby, Private Setting, Public Transportation, Schools, See Remarks
Roof	Clay Tile
Construction	Block, Stone
Foundation	Brick

**Additional Information**

Date Listed	June 16th, 2024
Days on Market	366
Zoning	Zone 99
HOA Fees	2040
HOA Fees Freq.	Monthly

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Listing information last updated on June 16th, 2025 at 9:31pm MDT