



Rural Leduc County Alberta

\$2,500,000

INVESTMENT OPPORTUNITY! 80 ACRES farmland with incredibly well-built 5 BED, 4 FULL BATH BUNGALOW, 3600 sq.ft. SHOP with HEATED WORKSHOP. Only 1km from Leduc and within FUTURE ANNEXATION BOUNDARY. Home has a HEATED TRIPLE GARAGE with 220V, main floor laundry, 3 generous bedrooms on the main floor, VAULTED CEILING living room with WOOD FIREPLACE, formal dining room and kitchen with ample SOLID OAK cabinetry and plenty of counterspace with an island. Off the living room, a covered maintenance-free deck wired for entertainment and natural gas BBQ hookup. Second deck with HOT TUB off primary bedroom with 2 WALK-IN CLOSETS, 5pc ENSUITE BATH with deep SOAKER JET TUB and STEAM SHOWER. Downstairs, a massive family room, POOL TABLE, WET BAR, GAS FIREPLACE, HOME THEATRE, 2 bedrooms and bathroom. MASSIVE SHOP with 14' DOORS, 220V, concrete floor, storage on one side and fully finished HEATED workshop/recreation. NEW ROOF 2024, TRIPLE PANE WINDOWS, septic pump (2020), 3 LAWN TRACTORS INCLUDED, and more negotiable. (id:6769)

| | |
|--|---|
| Family room 8.83 m x Measurements not available | Living room 5.36 m x Measurements not available |
| Bedroom 4 4.07 m X 6.31 m | Dining room 3.59 m x Measurements not available |
| Bedroom 5 5.77 m x Measurements not available | Kitchen 4.45 m x Measurements not available |
| Utility room 3.62 m x Measurements not available | Primary Bedroom 5.56 m x Measurements not available |
| Cold room 1.87 m x Measurements not available | available |
| Storage 4.03 m x Measurements not available | Bedroom 2 3.69 m x Measurements not available |
| | Bedroom 3 4.5 m x Measurements not available |

Listing Presented By:



Originally Listed by:
RE/MAX Elite



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.