



## 2126 Hwy 616 Rural Leduc County AB

\$529,000

Hobby farm with a horse set-up! This 38.52-acre property has a 1500 sqft home and is fenced for horses, with 4 paddocks, shelters, and a round pen. Roughly 20 acres are in hay and there is a metal Quonset with cement floor. The home was built in 2016 and has a nice open layout with lots of light streaming into the spacious living areas. The large kitchen offers plenty of cupboards and prep space, stainless steel appliances including gas stove, and a corner pantry. Garden doors lead from the dining area to your future deck. The living room is located centrally and is also very spacious. There are 2 bedrooms and 2 baths, with a cheater door into the lovely 5-pce bath with a claw-foot soaker tub. The other bath is adjacent to the generous sized mud room with stacked laundry and a double utility sink. 200 Amp service, 170 ft well drilled in 2016, powered 12x30 shed with 3 storage lofts. This could be the hobby farm of your dreams, 15 min SW of Thorsby, 12 min SE of Warburg, and 5 minutes from Pigeon Lake.

Listing Presented By:



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