



## 48317 RGE ROAD 261 Rural Leduc County AB

\$1,195,000

This property is a DREAM COME TRUE for EQUINE ENTHUSIASTS! Spanning 80 FULLY FENCED acres, it offers everything you need for thriving equine activities. This meticulously kept property includes a 50x150 ft INDOOR RIDING ARENA, INSULATED & HEATED BARN w/7-12x12 rubber matted stalls, WATER SUPPLY, LOCKERS, TACK & FEED ROOMS, & rubber mats in aisles. Outside you'll find 8 PADDOCKS of various sizes, 3 AUTO WATERERS, SHELTERS w/lights, HAY & EQUIPMENT SHEDS, and 60ft ROUND PEN. Lets not forget about the 70x160ft OUTDOOR RIDING ARENA & the 2 acre OBSTACLE/EVENTING COURSE! The lrg SHOP has concrete floors, electricity and drive through overhead doors. The home exudes charm w/its VAULTED OPEN BEAM CEILINGS boasting a cozy lvrn w/wb fireplace & lrg dining area. Kitchen has some newer appliances & eating nook overlooking the NEW DECK. Upper level is completed with 2 spacious bedrooms, 2-bthrms, & main floor laundry. Lower level complete w/living & dining area, kitchen, pantry, bdrm, den, 4 pce bath. GST may apply.

Listing Presented By:



Originally Listed by:  
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