



49374 Rge Rd 14 Rural Leduc County AB

\$499,900

Acreage Opportunity Close to Thorsby! 12.33 acres that is treed and private with a 1092.12sq/ft home, two 50' x 100' Quonsets/shops, 54' x 30' Barn, Out buildings, and More! The house mudroom/porch greets you and takes you into the main floor where you'll find a kitchen/dining room, family room, living room, two bedrooms and a 4 piece bathroom. The upper floor holds two more bedrooms including the largest of the four. The basement is unfinished and mostly open. BRAND NEW septic installed with tank and open discharge system. The Barn is in good shape and has stalls and a loft. The two large metal Quonsets/shops are both on a cement grade beam, have power, and 20' x 14' overhead doors. The south shop is split with the front 39ft having a cement floor, shelving, and provides an amazing work space. All sitting on a mature well kept yard site this acreage needs to be viewed in person to be appreciated!

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate

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