



Rural Leduc County Alberta

\$939,000

Great opportunity to live and have your business on the same Property! Beautiful private setting with trees, a creek and all located on pavement. This 35.12 acres hosts a 1465.73 sq/ft house with a 20x28 attached garage with a creek behind it and sheltered from the industrial yard. The graveled industrial yard is set up to move right in. On it is a 50x29 heated and insulated quonset with power and a cement floor. A 40x80 Fully finished Shop metal clad inside and out with 2 overhead doors (12x14 and 16x14), heated, insulated, power, mezzanine, 3pc bathroom, with offices and lunch room in the front. A 50x80 drive through shop (18x14 doors) with power, heat, fully insulated with an mezzanine, spray booth, and office with two more overhead doors off the side. This property is situated in a private beautiful location. (id:6769)

Family room 5.86 m X 4.55 m

Den 4.09 m X 3.84 m

Bedroom 4 3.94 m X 3.31 m

Laundry room 4.08 m X 3.88 m

Office 4.27 m X 2.13 m

Second Kitchen 4.73 m X 4.08 m

Living room 5.83 m X 4.64 m

Dining room 4.5 m X 2.94 m

Kitchen 5.7 m X 3.66 m

Primary Bedroom 4.49 m X 3.76 m

Bedroom 2 3.67 m X 3.56 m

Bedroom 3 3.46 m X 2.22 m

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate

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