



## Rural Leduc County Alberta

\$630,000

4.7 Acres of rolling hills complete with Clearwater CREEK carving right through your backyard. This isn't just a plot of land; it's a FULLY SERVICED canvas waiting for you masterpiece. Whether your dreaming of a luxury walkout or a modern farmhouse, the heavy lifting is done: Power, Water Well, and Septic Treatment Mound are already in place, with the basement already roughed out. The real crown jewel is the SHOP. 2,400 sq ft (40x60) of MAN CAVE sanctuary. Complete with Overhead 16hx14w Door, 220 Wiring, Steel Compressed Air line perimeter, Radiant Heaters, Stay-All\_Night Setup with a unique kitchenette/bar, 3piece Bath, Corner Office, and a quiet place to spend the night. It is fully serviced. Beautifully landscaped with the perimeter fence nearly complete. There is a chicken coop and run, this property is just waiting for you to put in your corrals and bring your horses. Trade the city sounds for peaceful COUNTRY LIVING with a short 10 min commute to grab your groceries. School Bus to your door. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<https://charleneblanchard.remaxhomesforsaleleduc.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

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.