



## Rural Leduc County Alberta

\$400,000

Outdoor and nature enthusiasts dream! Massive (approx 30'x34', 15' ceiling) heated shop, with second level mezzanine. Living quarters partitioned in shop (approx 12'x34') feature kitchen and living space plus 2-piece bath on lower level. Second level of living space has vaulted ceilings, set up with bedroom, full bath, and additional seating space. SEE DRAWINGS IN PHOTOS! Living space heated with wood stove or natural gas fireplace. Mezzanine space perfect for office, work benches, and has separate bedroom space. Shop building has natural gas furnace, water tank, water heaters for hot water supply, washer/dryer, grey-water system, and septic tank. Property also has 1-bedroom cottage with electric heat and wood stove, and is fully fenced with page wire. Approx 350 m from crown land, snowmobile trails, horse riding areas, hunting possibilities, bird/wildlife watching, close to South Cooking Lake recreation areas. (id:6769)

Primary Bedroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<https://naidenepetersen.edmontonhomesforsaleremaxrivercity.ca/>



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