



Rural Leduc County Alberta

\$655,000

Live your hobby farm dreams on this 22+ acre property with the most charming home! The 1882 sqft 3-level split has lots of space for family, with 4 beds and 2 full baths. The south entrance welcomes you into a huge living room with tall ceilings, south-facing windows, and corner wood stove. From here step into the spacious kitchen with island and separate dining room. Updated throughout: countertops, lighting, flooring, paint, windows, HWT, shingles & more! The finished lower level has a family room, bath, laundry with utility sink, and large crawl space. A single attached garage, heated detached double garage, and a 16x42 powered shop provide abundant indoor parking and work space. Other outbuildings include two barns plus corrals and an auto-waterer with its own well; also chicken coop & sheds. The south portion of the property is comprised of hay. Plenty of space to work, roam, and play, plus convenience of 2 driveways! Only 15 min from Beaumont, 18 min from Sherwood Park, 6 min from New Sarepta! (id:6769)

Family room 4.8 m X 6.2 m
Laundry room 2.8 m X 2.1 m
Living room 4.7 m X 7.4 m
Dining room 3.9 m X 4.1 m
Kitchen 3.9 m X 3.5 m

Bedroom 4 3.4 m X 3.8 m
Breakfast 3.9 m X 3.9 m
Primary Bedroom 4.1 m X 4.1 m
Bedroom 2 3.5 m X 2.6 m
Bedroom 3 3.9 m X 4.3 m

Listing Presented By:



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