



## Rural Leduc County Alberta

\$825,000

Escape to country living on 36.32 ACRES of beautifully treed, fenced & cross-fenced land, perfectly suited for horse lovers, hobby farmers, or anyone craving privacy & space to roam! This picturesque property features a solid bungalow with NEWER shingles, 4 bedrooms, 3 baths, a 30x30 barn, machine shed & double garage. Step inside to a bright living room that flows into the family-sized eat-in kitchen with an abundance of wood cabinetry. The king-sized primary retreat offers a 2pc ensuite, while 2 additional generous bedrooms & a 4pc bath complete the main level. Downstairs, enjoy the family room warmed by a cozy wood stove, plus a 4th bdrm, bath, laundry & cold storage. The long private driveway welcomes you to this peaceful, treed setting where the possibilities are endless, refresh the existing home or build your dream acreage! A 30x30 barn with 4 stalls & well, machine shed with gravel floor & easy access to Hwy 21 make this an exceptional opportunity to create the lifestyle you've been dreaming of! (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.hodgesandmohr.com/>



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