



## Rural Leduc County Alberta

\$998,000

Live the dream!! 6.1 acres OUT of SUBDIVISION- 6 min to Leduc & 15 to the airport! This home and property has been maintained to the extreme and has had over 150K value in upgrades in last 4 years. 1.5 storey 3 bed + den, 3 bath home w/ almost 2200 sq ft, recently installed hardwood & porcelain tile floors & s/s appliances. 38x70 ft Quonset w/ 2 pce bath & new 24x24 garage addition (w/ 3 heat sources, concrete floor, & spray foam insulated). 2 more garages behind the shop (22x22 & 16x20) for a total of 4 garages AND the quonset!! 2nd SET UTILITIES east of shop & 3 drilled wells on property. Beautiful dugout pond w/ metal walkway and platform. (id:6769)

Living room 5.51 m X 4.72 m

Dining room 3.09 m X 5.33 m

Kitchen 4.4 m X 3.39 m

Den 2.78 m X 3.09 m

Primary Bedroom 4.46 m X 3.94 m

Bedroom 2 4.25 m X 2.79 m

Bedroom 3 3.65 m X 3.48 m

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE



**RE/MAX River City**

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