



Rural Leduc County Alberta

\$724,900

Distinctive 2-storey home on an exceptional 3.63-acre parcel in Leduc County -- minutes to Beaumont, Nisku & the QEII. Both upper bedrooms are full primary suites, each w/ a 5-pc ensuite; a 3rd bed down & 2-pc main. A dramatic vaulted entry & living room, main-floor laundry & a striking turret give the 2,250 sq ft (above grade) real character, w/ 1,221 finished down. A well-appointed kitchen offers extensive cabinetry & an adjacent feature fireplace. The headline: a massive 46'x80'x16' shop on its own water & power meters -- two 14'x16' drive-through doors plus a 12'x10' third, full concrete floor & radiant-ready infrastructure. A rare trades, equipment or storage building few acreages can match. Mature trees, a circular drive & wide-open space wrap the home in privacy & a true country feel, yet you're minutes from every amenity, Edmonton & the international airport. Sold as-is, where-is -- a standout offering for the buyer who wants shop, land & space in one exceptional package. (id:6769)

Bedroom 3 4 m X 4.36 m

Recreation room 5.56 m X 10.48 m

Living room 3.65 m X 6.83 m

Kitchen 7.94 m X 5.75 m

Family room 3.63 m X 4.29 m

Primary Bedroom 4.35 m X 6.46 m

Bedroom 2 4.26 m X 2.72 m

Listing Presented By:



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MaxWell Devonshire Realty

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