



Rural Leduc County Alberta

\$625,000

Two Acres and a 30x50 Shop in Wildland Meadows! This 2004 bungalow sits on two private acres backing directly onto a bird sanctuary, with your own private access. The shared common property includes a pond for catch-and-release fishing, plus 30 acres for quadding, sledding, skiing and hiking, right from home. The main floor offers nearly 1,600 sq ft with hardwood, a gas fireplace, three bedrooms and two full baths, including the primary ensuite. The fully finished basement adds a fourth bedroom, a third full bath, a 34-ft family room and a 28-ft bonus room. The standout for many buyers will be the insulated 30' x 50' detached shop/garage with 220V wiring, room for four or more vehicles, toys or a serious workshop. The condo fee covers shared water and the communal septic mounds, so there's no well to manage. A deck, fire pit and vegetable garden complete a private, easygoing country setting. (id:6769)

Family room 13'1" x 34'2"

Bedroom 4 12'9" x 15'9"

Bonus Room 12'6" x 28'1"

Storage 7'5" x 10'6"

Utility room 13' x 14'5"

Living room 13'3" x 22'

Dining room 14'5" x 10'2"

Kitchen 13'3" x 12'3"

Primary Bedroom 13'3" x 12'7"

Bedroom 2 13'3" x 9'10"

Bedroom 3 13'3" x 9'10"

Listing Presented By:



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