



Rural Leduc County Alberta

\$724,900

Space, privacy & shops! Ideal for the home based business & heavy equipment owners. 2009 built 2 story on 5 acres out of subdivision. For the business: 32x24 heated triple att garage w/8' & 10' overhead doors, running water, & 220V. 36x26 detached heated grg/shop w/office & partially finished 3 pc bath w/ 220V. 41x20 cold storage storage shop w/heat & power to rear workshop/dog kennel w/220V as well. Pumphouse w/220V. For the family: 2148 sq ft modern home. 3+1 bd & 2 baths. Huge country kitchen w/ SS appls. Large DR has garden doors opening onto massive multi-tier deck with amazing views. Tall vaulted ceiling on upper level & 9' ceiling on lower level. Main floor laundry! Woodstove in FR can heat entire main floor. About the property: Treed and private lot with large toboggan hill for the kids! Heavy duty metal & wood electric gate w/20' entry. Cleared quad paths through the trees. The extras: Cent AC, hi-eff furnace, tankless hot water, backup power generator, 220 ft well drilled in 2026 w/3+ gal/min. (id:6769)

Family room 5.72 m X 5.26 m

Bedroom 4 3.62 m X 2.88 m

Storage Measurements not available

Utility room Measurements not available

Mud room Measurements not available

Dining room 3.99 m X 3.4 m

Kitchen 4.77 m X 4.7 m

Living room 4.64 m X 3.73 m

Primary Bedroom 5.06 m X 4.62 m

Bedroom 2 3.6 m X 3.19 m

Bedroom 3 3.68 m X 2.89 m

Listing Presented By:



Originally Listed by:
RE/MAX Elite

<http://edmontonandarea.com/>



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