



## Rural Leduc County Alberta

**\$570,000**

HOME, is the word that immediately comes to mind with this Character Filled 7.46 ACRE Hobby Farm. This PICTURESQUE property offers the perfect blend of treed solitude, open fenced pasture with a dugout, and location. Located only 1 mile off the Glen Park Hwy, 15 min to Leduc and airport! The well loved, 3 bdrm HERITAGE home has a NEW FURNACE and HWT in 2024 and a newer 3 comp septic. Also, a CEDAR SAUNA in the unfinished basement. This older home is perfect for those looking to add their personal touch or enjoy vintage charm. Outside you will find the large 32x23 SHOP w/220 pwr, 32x23 BARN w/loft, 32x16 Finished GARAGE, 22x12 Finished Butcher Shack, Smoke House, Grainery, and much more... You will find the fully fenced acreage and barn is ready for horses or livestock. the Loft is a blank canvas for your preferred stall design. This HOBBY FARM just minutes from Leduc offers the QUIET COUNTRY lifestyle you dream of with all the amenities of the city a short drive away. (id:6769)

**Bedroom 4** Measurements not available

**Living room** Measurements not available

**Dining room** Measurements not available

**Kitchen** Measurements not available

**Family room** Measurements not available

**Primary Bedroom** Measurements not available

**Bedroom 2** Measurements not available

**Bedroom 3** Measurements not available

Listing Presented By:



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RE/MAX Real Estate

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