



## Rural Leduc County Alberta

\$999,900

Great Opportunity to have your own 83.64 acres in Leduc County with a bonus of the Big Hay Lakes Drainage District Hay Share. The Land is completely fenced and cross fenced and ready for animals! Including a 30x40 heated Barn with 3 stalls 12x12, 2 Richie auto waterers, 5 paddocks, 90x180 outdoor Riding Arena. 2nd Well for the live stock on a timer, 30 acres is set up with farm fence for Bison. The home consists of 3 bedrooms on the main floor with the Master having a walk in closet and a 5pc ensuite Bathroom! Completing the main floor is your main 4pc bathroom, Laundry room/boot room and wide open floor plan with the kitchen, dining and living room! Down stairs is wide open for your touch with already roughed in infloor heat, bathroom and having large windows for lots of natural light! Many upgrades in the past 4 years including shingles, flooring, countertops, garden door, paint and many more. All this and your in a great location being only 20 mins from Leduc, Camrose or Wetaskiwin! (id:6769)

Dining room Measurements not available

Living room Measurements not available

Kitchen 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 River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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