



## Rural Leduc County Alberta

\$1,250,000

This well-cared-for 1,727 sq ft bungalow offers the perfect blend of peaceful country living and functional rural setup, ideal for horses, cattle, or hobby farming. The smoke- and pet-free home includes a water distiller for clean drinking water, a high-pressure well, a new roof (2021), and a hot water tank (2022). A second kitchen in the basement makes the home well-suited for multigenerational families or added living flexibility. The property is fully fenced with 5-strand interior and 6-strand exterior barbed wire, divided into three pastures with steel swing gates throughout. A pressurized water hydrant is conveniently located beside the corral. Automatic watering bowl. Outbuildings include a heated shop, large covered storage for livestock, equipment, and feed, a greenhouse, and a 65' x 76' garden. With no subdivision rules, highway access, and pavement right to the driveway, this property also offers business potential. A rare opportunity for those seeking space, freedom, and rural comfort. (id:6769)

Family room 11.57 m X 7.7 m

Bedroom 4 3.66 m X 3.41 m

Bedroom 5 2.92 m X 2.66 m

Living room 5.36 m X 4.71 m

Dining room 4.68 m X 3.52 m

Kitchen 6.09 m X 3.29 m

Primary Bedroom 4.62 m X 4.26 m

Bedroom 2 3.51 m X 2.96 m

Bedroom 3 3.4 m X 3.11 m

Laundry room 2.35 m X 2.28 m

Listing Presented By:



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Royal LePage Noralta Real Estate



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