



Rural Leduc County Alberta

\$599,649

Your Private 40-Acre Retreat Awaits Enjoy country living on 40 private acres at the end of the road. approx 35 min from Leduc 20km from Warburg. This 1,300+ sq. ft. bungalow features 3 bedrooms up, including a primary with direct deck access. The large kitchen opens to the living room with a cozy wood-burning fireplace. The fully finished basement offers a 4th bedroom, spacious rec room, large laundry/storage area, and room for a 5th bedroom. Outside, a mini orchard and lush gardens welcome you to the property. Enjoy two corrals, an enormous deck, and a 40' x 27' shop with concrete floor and 12' x 18' door. A barn with stalls and concrete floor adds excellent potential for animals and hobbies. The rolling 40 acres offer endless possibilities—quading, hunting, raising animals, gardening, recreation, or simply enjoying the peace and privacy. Plus, surface rights provide approximately \$1,250/year in income. A rare opportunity to create the country lifestyle you've been dreaming of! (id:6769)

Bedroom 4 Measurements not available

Living room Measurements not available

Dining 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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MaxWell Polaris

<http://www.coreysells.com/>



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