



Rural Leduc County Alberta

\$879,000

38.66 manicured acres located 10 minutes east of the International Airport, outlet malls & Costco, & 5 minutes to Beaumont. Long & windy driveway leads to a very private yard site with a meticulously kept & fully developed 1366 sq ft walk out bungalow. This home features a total of four bedrooms, luxury vinyl plank flooring, vaulted ceilings, fireplace, newer windows, & more. Enjoy morning coffee on the east facing deck overlooking the ponderosa. Outbuildings include a 27 x 39'6 heated garage, a 28 x 36 x 14 heated metal clad shop with a 12 x 12 overhead door, bathroom and work pit, a 28 x 38 horse barn with cement floor, & a 24 x 25'8 livestock shelter. Property is fenced & cross fenced with several paddocks & livestock handling facilities. Serviced with natural gas, electricity, telephone, new well & septic system in 2022. Within the Beaumont school system. Bring the horses & bring the toys! This is a wonderful property with endless options. Life in the country with all the city amenities close by. (id:6769)

Family room 4 m X 4.4 m

Bedroom 4 3.9 m X 4 m

Recreation room 4 m X 7.8 m

Living room 4.2 m X 5.7 m

Dining room 2.3 m X 3.9 m

Kitchen 3.3 m X 3.9 m

Primary Bedroom 3.2 m X 4.5 m

Bedroom 2 2.5 m X 3.4 m

Bedroom 3 2.8 m X 3.3 m

Listing Presented By:



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