



## Rural Leduc County Alberta

\$814,500

Discover the perfect blend of country living and practical functionality with this unique property situated on 2.52 acres in Leduc County. Designed for those seeking space, flexibility, and modern comfort, this property features a spacious loft-style residence above a large shop. The living quarters offer 3 bedrooms, 2 bathrooms, in-floor heating, and an open-concept layout that maximizes natural light and views of the surrounding landscape. Step outside onto the expansive deck, providing plenty of space to relax or entertain. The shop offers excellent versatility for storage, hobbies, equipment, or a variety of uses, while the acreage provides additional room to enjoy rural living. Located within convenient commuting distance of Beaumont, Leduc, Edmonton International Airport, and Edmonton, this property presents a rare opportunity to enjoy modern acreage living with the added benefit of substantial shop space with in-floor heating and drive-through options. (id:6769)

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:



Originally Listed by:  
Sable Realty



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