



Rural Leduc County Alberta

\$665,000

Tradespeople, builders, and serious hobbyists: this is the shop you've been looking for, on 2.52 private acres in Rural Leduc County. The 1,200 sq ft shop features two 8' x 8' overhead doors, a 14' x 8' overhead door, giving drive-through options, and a 11'1" ceiling for tall equipment and big projects. In-floor heating in both shop and residence with a wood burning fireplace upstairs keep it comfortable all winter. Above the shop, the spacious loft-style residence offers 3 bedrooms, 2 bathrooms, in-floor heating, a wood burning fireplace, and an open-concept layout with natural light and landscape views. The 710+ sq ft upper deck is perfect for entertaining or unwinding after a day in the shop. Add your own personal touches and make it yours. A treed gravel driveway adds privacy, with convenient access to Beaumont, Leduc, Edmonton International Airport, and Edmonton. A rare combination of heated shop space and comfortable living in a subdivision. (id:6769)

Living room Measurements not available
Dining room Measurements not available
Kitchen Measurements not available
Family room 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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