



## Rural Leduc County Alberta

\$999,000

54.9 manicured acre ponderosa located 10 minutes east of the International Airport, Outlet Malls & Costco, 5 minutes to Beaumont. Gorgeous yard site with a well appointed and well maintained custom built 4 bedroom home. Numerous upgrades including newer kitchen with granite countertops, newer luxury vinyl plank flooring, central air & so much more. Enjoy morning coffee & summer BBQ's on the huge maintenance free deck. Double attached heated garage with hot tub room connected. Excellent outbuildings, including a 28 x 56 shop/garage with two bays insulated & heated, 40 x 44 barn with panels to create two-10x14 horse stalls, two-10x10 stalls, tack room & hay storage. Buildings are metal clad for low maintenance & longevity. Second set of services are available for another residence. Sand pen for outdoor riding & training, automatic livestock waterer & water hydrant. Approximately 40 acres in hay & 10 acres in pasture, fenced & cross fenced. Free internet through Labhair. WELCOME HOME TO THE COUNTRY! (id:6769)

Family room 4.1 m X 8.7 m

Bedroom 4 2.9 m X 2.2 m

Living room 5.6 m X 5.8 m

Dining room 3.2 m X 3.7 m

Kitchen 3.3 m X 3.9 m

Den 3.5 m X 4.3 m

Primary Bedroom 4.2 m X 4.6 m

Bedroom 2 2.7 m X 4.1 m

Bedroom 3 2.8 m X 4.1 m

Listing Presented By:



Originally Listed by:  
Royal LePage Gateway Realty

<https://lesale.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

Phone: 780-982-1119  
ahmadsai@remax.net