



Rural Leduc County Alberta

\$1,900,000

160 Acre Farm Zoned Agricultural. Situated Atop Gently, Rolling Countryside with Peaceful Sweeping Views. 145 Acres of High Quality Farm Land. Ideally Situated North East of Calmar on Range Road 274 Just North of HWY #39. Yard Site Features a Perimeter of Mature Trees While the General Landscape Offers a Combination of Open Green Spaces & Private Surroundings. FEATURES: 2 Dwellings. 1- 1971 Bungalow w/Finished Basement. 1-1950 3- Level Split Renovated in the Last 5 Years. Good Water Well w/ Abundant Supply Services Both Dwellings. 2 Septic Systems Both Surface Discharge. New Septic Installed & Servicing the Bungalow in 2023. 40 x 60 Metal Clad- Heated Shop w/Concrete Floors & Footings (Approx 8 Years Old), 220 Wiring + Power Overhead Door. 40 x 80 Metal Quonset-Steel Frame Construction On Concrete Footings. Approx 35 x 27 Detached Garage- Heated/ Insulated w/220 Wiring. Concrete Pads will Accommodate Upto 8 Granaries. Numerous Out Buildings/ Sheds & Lean Too Storage. GST May be Applicable. (id:6769)

Living room 3.7 m X 5.69 m

Dining room 4.19 m X 2.66 m

Kitchen 4.19 m X 3.09 m

Primary Bedroom 4.29 m X 3.07 m

Bedroom 2 3.11 m X 3.07 m

Bedroom 3 3.11 m X 2.81 m

Laundry room 2.11 m X 1.71 m

Listing Presented By:



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RE/MAX ELITE

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

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