



Rural Leduc County Alberta

\$829,900

Dream shop alert! This 36x52' heated shop is set up and spotless -- car hoist, radiant heat + wood stove, hot water tank with sink, shelving, cabinets, workbenches, 2 mezzanines & lean-to for cold storage. Run your business, build your toys, or just have the ultimate workspace. Outside is just as dialed in: 3 acres of perfectly manicured yard, tons of mature trees, total privacy, 5 sheds (2 with power), and a 24x26' heated garage. The home? Immaculate. 3-bed, 2-bath open-concept bungalow with vaulted ceilings, huge living room, new floors, cabinets, countertops, and a high-end ensuite shower. Security system, central A/C, 3,800-gal cistern, recent septic clean-out, low utilities--even with the shop running. Fenced yard off the deck for pets or kids, plus maintenance-free veranda & deck. Just 12 min to Beaumont, 22 to Edmonton. Clean, updated, and insanely well-kept--this place is the real deal, and all well under \$1M. (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:



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