



## Rural Leduc County Alberta

\$829,900

Dream shop alert! This 36x52' heated shop is set up and spotless, featuring a car hoist, radiant heat plus a wood stove, hot water tank with sink, shelving, cabinets, workbenches, 2 mezzanines and a lean-to for cold storage. Run your business, build your toys, or just enjoy the ultimate workspace. Outside is just as dialed in with 3 acres of perfectly manicured yard, tons of mature trees, total privacy, 4 sheds (2 with power), and a 24x26' heated garage. The home is immaculate. A 3-bed, 2-bath open-concept bungalow with vaulted ceilings, a huge living room, new floors, cabinets, countertops, and a high-end ensuite shower. Includes a security system, central A/C, 3,800-gal cistern, recent septic clean-out, and low utilities even with the shop running. There is a fenced yard off the deck for pets or kids, plus a maintenance-free veranda and deck. Just 12 minutes to Beaumont and 22 to Edmonton. Clean, updated, and insanely well-kept. This place is the real deal... 3 acres, house, shop, and 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:



Originally Listed by:  
Initia Real Estate



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