



Rural Leduc County Alberta

\$799,900

Dream shop alert! This pristine 3-acre property features a spotless 36x52 heated shop with car hoist, radiant heat, wood stove, sink, shelving, cabinets, workbenches, 2 mezzanines, and lean-to for cold storage—perfect for business or toys. The yard is beautifully manicured with mature trees, total privacy, 4 sheds (2 powered), and a 24x26 heated garage. The immaculate 3-bed, 2-bath bungalow offers vaulted ceilings, open-concept living, and a huge living room. Major updates in the past 2 years include shingles, furnace, A/C, flooring, and a full kitchen remodel, plus a high-end ensuite shower. Features include security system, 3,800-gallon cistern, recent septic clean-out, low utility costs, a fenced yard off the deck for kids or pets, and a maintenance-free veranda and deck. All this just 12 minutes to Beaumont and 22 minutes to Edmonton. Turn-key acreage with shop—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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