



## Rural Leduc County Alberta

\$529,000

Hobby farm with a horse set-up! This 38.52-acre property has a 1500 sqft home and is fenced for horses, with 4 paddocks, shelters, and a round pen. Roughly 20 acres are in hay and there is a metal Quonset with cement floor. The home was built in 2016 and has a nice open layout with lots of light streaming into the spacious living areas. The large kitchen offers plenty of cupboards and prep space, stainless steel appliances including gas stove, and a corner pantry. Garden doors lead from the dining area to your future deck. The living room is located centrally and is also very spacious. There are 2 bedrooms and 2 baths, with a cheater door into the lovely 5-pce bath with a claw-foot soaker tub. The other bath is adjacent to the generous sized mud room with stacked laundry and a double utility sink. 200 Amp service, 170 ft well drilled in 2016, powered 12x30 shed with 3 storage lofts. This could be the hobby farm of your dreams, 15 min SW of Thorsby, 12 min SE of Warburg, and 5 minutes from Pigeon Lake. (id:6769)

Living room 5.5 m X 4.3 m

Dining room 2.7 m X 4.3 m

Kitchen 4.3 m X 4.3 m

Primary Bedroom 3.7 m X 4.3 m

Bedroom 2 3.3 m X 3.2 m

Mud room Measurements not available

Listing Presented By:



Originally Listed by:  
Century 21 Leading

<http://www.arlie.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L 4P6

Phone: 780-995-SOLD (7653)  
[homes4u@corinneoneil.com](mailto:homes4u@corinneoneil.com)