



1354 Twp Rd 490 Rural Leduc County AB

\$875,000

20.78 acres located right off pavement with a house and LOTS of out buildings! This 2131.38sq/ft home originally built in the 1960's has been added on to, renovated, and modernized. First notice the 29x27 attached heated garage and covered deck that wraps around two sides of the house. The large Primary bedroom is on the main floor and the upper level has two more bedrooms, a 4 piece bathroom, and a common area making it a great hangout. Within the property are 2 dairy barns 108x40 & 120x51 that are connected with extra office space and other rooms. The first shop is 30x60 with heat, power, cement floor, mezzanine, and 2 overhead doors. The second shop is 38x72 with power, and is a drive through with overhead doors on each end. The third shop has power and is 50x80. 4 heated waterers, fencing, more buildings, and shelters make this property great for equipment, animals, and more. A back up generator is in place. New Septic System in 2023. This property must be viewed in person to see everything it holds.

Listing Presented By:



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