



50305 Rge Rd 232 240 Rural Leduc County AB

\$559,900

OPPORTUNITY IS KNOCKING!!! This well maintained walkout bungalow is situated on 6.08 acres with potential to subdivide! (Buyer must confirm with Leduc County). Featuring a large country eat-in kitchen with a patio door to a covered deck. Bright living room with a large bay picture window and vaulted ceilings. 2 good sized bedrooms and a 3 piece bathroom. Well developed walkout basement with an additional 2 bedrooms and a 4 piece bathroom. Family room with wood-burning fireplace. Laundry and furnace rooms. 30 X 28 heated garage with 220 wiring and newer garage doors. Nice landscaping and loads of room for animals on this great parcel! Second driveway. This property sides and backs onto treed municipal reserve land. Great place to call home in Patterson Park! Visit REALTOR(R) website for more information.

Listing Presented By:



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