



## 475045 RGE RD 262 Rural Wetaskiwin County AB

\$649,000

Escape the hustle and bustle of the city with this 15 acre hobby farm, just a short 15 minute drive from Leduc. The 2977 sq. ft. home, spanning two levels, offers a spacious kitchen with walk-in pantry, dining area, comfortable living room with wood fireplace, 4 pce bath, primary bedroom with 3 pce ensuite and an office area, on the upper floor. On the ground level there is a family room with wood stove, two bedrooms, 3 pce bath, a workout room with rubber floor, and a utility room off the back entrance. New carpet in the main bedroom, basement and office. New lino to be installed in bathrooms. Additional living space is provided by the four season, 785 sq. ft., rustic cabin. Outside you'll find numerous opportunities to enjoy rural living with a greenhouse, two chicken coops, a barn with lean-to, an outdoor riding arena, round pen and ample pasture. Furthermore, the property also includes a garage/shop which is attached to the barn, two storage sheds and two 20' seacans.

Listing Presented By:



Originally Listed by:  
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