



## 49317 Range Road 43 Rural Leduc County AB

\$675,000

159.02 acres of beautiful pasture land with a spring fed pond located in the northwest corner. The property is crossfenced and includes a charming, modern 1520 sq ft, 3 bedroom, 2 bathroom manufactured home situated in picturesque setting of flowering trees. Built in 2011, the home features a kitchen island with a raised breakfast bar, a spacious living room, and a primary bedroom with a luxurious 4 piece ensuite bathroom with a jetted tub. Additionally, there are two more bedrooms, a main bathroom, and a utility/furnace area in the back entry of the home. The back entry leads to covered deck with a hot tub new in 2022. The main entry is complemented an open deck & a cozy enclosed porch with a wood stove and storage room. The property also includes a 50x50 heated workshop with a concrete floor (formerly a dairy section), two livestock shelters in the corrals, 2 Ritchie stock waterers. Interior pictures will be posted soon.

Listing Presented By:



Originally Listed by:  
Moore's Agri-Trade Ltd.

cowboyhattman@gmail.com

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000

Fax:

[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)