



## A-23524 Twp Rd 495 Rural Leduc County AB

\$1,150,000

78 acres in Leduc County with 2 RESIDENCES minutes to Leduc and Beaumont! Perfect for a multi generational Family, Business owner needing staff accomodations or a 2nd residence as a rental! Main home is a fully finished W/O Bungalow with DBL attached Garage, 4 beds/3.5 baths. Beautiful wrap around veranda with amazing views, Open concept with Hardwood Floors, Vaulted Ceilings, Lg Kitchen with loads of cupboard space, centre island, New Gas Stove, B/I Oven and Microwave and all new carpets and paint! Tons of room in the basement with huge rec room, storage, 2 beds and 4 piece bath. 2nd Home is 1300sq ft, open concept with 3 beds/2 Bath single attached garage. The property offers a 50'x80' Machine Shop/Quonset with dirt floor, newer 20'x24' heated Workshop/Garage, a 100'x52' Hay Shed, older Milking Barn & Calf Barn. Fenced and Cross Fenced with approx. 40+/- acres Cultivated and the balance in Pasture. Other notable features is the In-floor heat in the attached garage and en-suite, newer shingles, new HWT.

Listing Presented By:



Originally Listed by:  
Century 21 All Stars Realty Ltd

info@chriscurrie.ca  
<http://www.chriscurrie.ca>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000  
Fax:  
jmattie@telusplanet.net