



Rural Leduc County Alberta

\$650,000

This stunning 4.7 Acres of Rolling Hills with Clearwater Creek running through it is up for grabs!! Fully Serviced! Ready for you to Build that Dream Home! The 40X60 Insulated, Heated, Plumbed Shop is every guys dream! It has a 16hx14w Overhead Door and is Complete with the unique Kitchenette/Bar, 3 piece Bthrm, and a quiet space to bunk for the night. There is a separate corner Office, 220 wiring, radiant heaters, steel Compressed Air line around interior Perimeter with multiple outlets. This Shop is a must see! The property is designed for a walkout home and has Power, Water Well & Sceptic (Treatment Mound) all in place for a New Build Home. Shop is serviced with Natural Gas, Sceptic Holding Tank and 2 fresh Water tanks. The property is beautifully landscaped with trees, manicured lawns, and nearly completed fencing. This lovely property, allows for horses, has a chicken coop & run and a small animal pen. Property is 10 min to Beaumont with Beaumont School bus to your door. 15 min to Leduc. (id:6769)

Listing Presented By:



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