



Rural Leduc County Alberta

\$630,000

4.7 Acres of rolling hills complete w/ Clearwater CREEK carving right through your backyard. This isn't just a plot of land; it's a FULLY SERVICED canvas waiting for you masterpiece. Whether your dreaming of a luxury walkout or a modern farmhouse, the heavy lifting is done: Power, Water Well, & Septic Treatment Mound are already in place, w/ the basement already roughed out. The real crown jewel is the SHOP. 2,400 sq ft (40x60) of MAN CAVE sanctuary. Complete w/ Overhead 16hx14w Door, 220 Wiring, Steel Compressed Air line perimeter, Radiant Heaters, Stay-All_Night Setup w/ a unique kitchenette/bar, 3pce Bath, Corner Office, & a quiet place to spend the night. It is fully serviced. Beautifully landscaped w/perimeter fence nearly complete. There is a chicken coop & run, this property is just waiting for you to build your corrals & bring your horses. Trade the city sounds for peaceful COUNTRY LIVING w/ a short 10 min commute to grab your groceries. 10 to Beaumont (School District), 15 min to airport. (id:6769)

Listing Presented By:



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RE/MAX Elite

REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:
broker@eliterealestate.ca

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