



## Rural Leduc County Alberta

\$429,000

3.26 Acres. Not in Subdivision. On Pavement-Glen Park Road. The Property Has Been Landscaped by Nature with a Perimeter of Mature Trees & Offers Much Seclusion Without Isolation. Only Minutes to Thorsby & Warburg. Quick Commute to HWY #39 & QE2. FEATURES: 2 Bedrooms-There May be Potential to Build an Addition. 1-4 Piece Bath. Partial Basement-Does Not Lend itself to Development. Property is Fenced Complete with Front Gate. Detached Garage/ Work Shop Area. Numerous Out Buildings/ Sheds & Tarp Shed in Need of Restoration - Full of Character & Potential. Additional Features: Drilled Well. Septic Tank & Straight Discharge System. Property is Serviced with Propane. Possibility to Covert to Natural Gas May Exist. Vinyl Siding. Metal Roof. Upgraded Furnace Components & Hot Water Tank. The Property Exudes Character & Charm. Ample Space for Gardens, Workshops, or a New Custom Build. Excellent Potential - Bring Your Vision! (id:6769)

Living room 4.73 m X 4.13 m

Dining room 3.63 m X 2.59 m

Kitchen 4.19 m X 2.77 m

Primary Bedroom 3.94 m X 3.18 m

Bedroom 2 2.9 m X 3.16 m

Sunroom 2.85 m X 1.44 m

Listing Presented By:



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Maxwell Heritage Realty

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