



## Rural Leduc County Alberta

\$525,000

Peaceful, serene setting in Leduc County! This well-built bungalow in Richdale Estates is perfect for a young family looking for their forever acreage. At just over 3 acres, this property has the perfect mix of yard site with lawn and tree cover for that peaceful nature setting. The 36x26 heated shop is extremely well-built and features two 10'X10' overhead doors, 12' ceilings, 6 thick concrete floors with epoxy coating, proper drainage, and R20 insulation in the walls, and R60 in the attic, and an extended roof line for additional covered parking. Mechanics, welders, and other tradespeople will love it! The house is 1350 square feet and features 3 bedrooms on the main floor, a 5-piece bathroom (with two sinks), spacious kitchen and dining area and a large living room with a gorgeous stone-faced wood-burning fireplace. The basement is mostly finished, has plenty of storage, a 3pc bathroom, and two additional rooms that could be bedrooms if you cut windows for them. (id:6769)

Living room 6.81 m X 4.76 m

Dining room 4.51 m X 3.39 m

Kitchen 3.43 m X 3.03 m

Primary Bedroom 3.73 m X 3.49 m

Bedroom 2 3.49 m X 3.05 m

Bedroom 3 3.46 m X 3.03 m

Listing Presented By:



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