



## Rural Leduc County Alberta

\$399,000

Incredible opportunity to own over 5 & 1/2 acres of scenic land with a solid 3-bedrm, 1-bathrm mobile home. This well-loved acreage features a large covered front deck, beautifully built, exceptionally sturdy, and perfect for enjoying the peaceful setting. The extended roofline offers great shade and helps keep the home nice & cool on hot summer days. Inside, you'll find a charming kitchen & dining area, a bright, comfortable living room, & a spacious primary bedroom with a massive walk-in closet. The property includes full services: drilled well, septic, & natural gas heating. 25x23 wooden shop is excellent for storage, hobbies, & future development. The land needs some TLC but holds tremendous potential, once home to lush gardens. You'll find open fields & mature trees offering privacy, natural beauty, vibrant colors, & seasonal fragrance. On site is the historic Sunnybrook schoolhouse, non-functional. Property is sold as is, where is. A rare chance to own a character acreage ready for its next chapter. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Family room Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
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