



## Rural Leduc County Alberta

\$1,175,000

Amazing Property-39.74 acres located on Airport Road, TWPR 502 in Leduc County. According to Leduc County is Southern Country Residential ASP, this property can be developed into country residential subdivision in future with county approvals. Upgraded bungalow has over 3000sqft developed space on both levels. Main floor entrance includes custom built bench seating with shelving units. Living area includes custom built entertainment center(2024). Renovated kitchen has big island and corner fireplace, master bedroom features 4pc ensuite and big walk-in-closet. Majority of upgrades were done in 2022 - includes electrical, plumbing, HVAC, Insulation & Poly, flooring and kitchen cabinets, sheet rack storage and pull out drawer above fridge in kitchen. Basement features 2 bedrooms, large rec room, workout area, full theatre system(2024), 4pc bath. Double detached garage has led lights(2022) Power, Gas & Water. Quonset about 2889sqft has gas, power. Dairy Barn about 10,366sqft. Chicken coup has power, gas & water (id:6769)

Bedroom 3 2.76 m X 3.3 m  
Bedroom 4 3.67 m X 3.2 m  
Recreation room 10.46 m X 4.7 m  
Utility room 3.13 m X 3.38 m  
Living room 10.08 m X 6.2 m

Kitchen 5.3 m X 4.58 m  
Primary Bedroom 3.56 m X 4.71 m  
Bedroom 2 3.75 m X 2.88 m  
Mud room 3.44 m X 3.82 m  
Storage 4.73 m X 2.22 m

Listing Presented By:



Originally Listed by:  
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