



## Rural Leduc County Alberta

\$689,000

DISCOVER YOUR LITTLE PIECE OF PARADISE! This 73.85 acre lush, treed acreage with steam, perfect for horses or pasture land. Approx 22 acres suitable for hay production. Nestled off a paved road, this property provides easy access to Beaumont (8 min) & Leduc (12 min). The 2007 Winalta mobile features a spacious 1461 sqft layout w/laminate floors, vaulted ceilings, & lrg windows, creating an open & airy feel. The kitchen features light oak cabinets, white appliances, breakfast bar, & w-i pantry. The dining room opens to a 2-tiered deck, perfect for outdoor dining & entertaining. The huge master suite includes a 3pc ensuite & a generous w-i closet; while 2 additional bedrooms w/ lrg closets, 4pc bath, & laundry room offer plenty of comfort. A natural gas furnace & hot water tank ensure year-round comfort. The dbl detached garage provides ample parking & storing all your toys. With plenty of room to relax, play, & enjoy stunning Alberta sunsets, this property truly offers a tranquil escape. (id:6769)

Living room 4.74 m X 3.71 m

Dining room 2.61 m X 5.77 m

Kitchen 3.78 m X 4.11 m

Primary Bedroom 4.76 m X 4.4 m

Bedroom 2 3.28 m X 3.11 m

Bedroom 3 2.62 m X 3.87 m

Laundry room 2.41 m X 2.74 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

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