



Rural Leduc County Alberta

\$525,000

RARE OPPORTUNITY offering space, privacy, and the flexibility to build your dream home. This 2.99 ACRE PROPERTY is just minutes from Beaumont, Nisku & EIA with a TREED FOREST on the south side offering a GREAT SETTING for a new home tucked into the trees. The property is FENCED on one side & is already SERVICED with NATURAL GAS, POWER, and a 60' BORED WELL. Enjoy the convenience of PAVED ACCESS right to the property, plus multiple options for your future plans. Build a new home in the natural treed area, or set a RTM or mobile home on the EXISTING CONCRETE PAD. The property also features a 28.08' x 37.24' QUONSET with a CONCRETE FLOOR, separate WORKSHOP AREA, and MEZZANINE STORAGE, perfect for projects, equipment, hobbies, or additional storage. Recent improvements include a newly upgraded CRUSHED ASPHALT DRIVEWAY & PLANTED CONIFEROUS TREES throughout the property. Without the RESTRICTIONS of a SUBDIVISION, yet with established services & immediate possession, it's IDEAL! (id:6769)

Listing Presented By:



Originally Listed by:
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