



## Rural Leduc County Alberta

\$1,449,000

Location!! 10 minutes south of Leduc, this farm is situated on 69.25 acres and has 2 HOMES. Main home is a 3140 sq ft rancher with 4 bdrms, 3 full baths & newer renovations & double detached garage. West wing incl primary bedroom, spa like bathroom, laundry and guest bath. The east wing offers 3 additional bedrooms & massive bathroom. The main living area has a huge living room with exposed wood beams, vaulted ceilings, to ceiling brick fireplace, with an open floor plan to the kitchen/ dining. The back deck has an 8 person hot tub, outdoor kitchen, gazebo and entertaining space and leads to the pool deck with 15x 26 heated pool fully enclosed by glass railings. NEWLY RENOVATED BARN with stalls, tack room & feed area. Several wood fenced paddocks incl shelters & outdoor arena. Most fencing around the property is new in the last 2 years. 24x 48 heated/ fully finished SHOP. 957 sq ft 2 bedroom GUEST HOUSE with 22x30 ATTACHED GARAGE. 2 year old 45 acre alfalfa/Timothy/brome good producing hay field & 2 wells. (id:6769)

Living room 8.82 m X 10.97 m

Dining room 2.84 m X 4.8 m

Kitchen 3.7 m X 4.5 m

Primary Bedroom 4.6 m X 4.56 m

Bedroom 2 4.06 m X 3.6 m

Bedroom 3 4.35 m X 4.22 m

Bedroom 4 4.32 m X 4.2 m

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
Grassroots Realty Group

<http://www.edmontonhomefind.ca/>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)