



Rural Leduc County Alberta

\$2,600,000

Here is your opportunity to own this incredible 57 +/- acres property located at the corner of TWP 492 and RR 260. Custom 2690 sf walk out bungalow with triple attached heated garage, wrap around front veranda, two enclosed sunrooms, gazebo and greenhouse just for openers. Some highlights: new garage doors, electric gated entrances. 2 gas fireplaces, 2 jacuzzi tubs, wet bar, BI cabinetry in basement, 2 furnaces, 2 hot water tanks, BI murphy bed and so much more! The beautifully landscaped property includes a huge lawn area around the house, rocked areas with an asphalt drive at front, a circular turn around pad at the garage. Property is fenced and cross fenced. Two shops. #1 50x80 plus 20x80 storage area, with radiant heat, 16'ceilings,4x14' overhead doors, 125-amp panel plus mezzanine for storage. Shop #2 is newer. 40x80 with office and kitchenette, 3pc bathroom, radiant heat, Hot Water on Demand, 2x 14' doors, 16' ceilings and a mezzanine. A 36x66 metal machine shed, plus 3 dugouts. 2 Drilled wells. (id:6769)

Bedroom 4 5.68 m X 5.25 m

Storage 5.34 m X 5.4 m

Storage 3.31 m X 1.62 m

Sunroom 4.15 m X 6.75 m

Living room 5.92 m X 6.59 m

Dining room 5.32 m X 3.81 m

Kitchen 5.77 m X 5.12 m

Primary Bedroom 5.93 m X 4.68 m

Bedroom 2 3.85 m X 4.53 m

Bedroom 3 3.44 m X 3.93 m

Sunroom 5.32 m X 5.32 m

Listing Presented By:



Originally Listed by:
REMAX River City

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