



## Rural Leduc County Alberta

\$2,250,000

One of a kind property is a must see, you have opportunity to own 154.91 acres, plus 1643 sqft bungalow and various other farm buildings that includes, garden house, barn - 4 stall, Quonset, Chicken coop building, side barn, located on the corner of Hwy 60 and TWPR 502 in Leduc county. This gorgeous custom built home offers large country style kitchen, has Corian countertops, solid oak cabinets, marble flooring, 3 bedrms on main, primary bedrm has 3 pc ensuite, 3 pc main bath, family room has wood burning fireplace with electric insert, formal dining room. 3 season sunroom is electro-sprayed Aluminum (will not rust) has hot tub that stays, double attached garage has floor heating, breezeway from garage to home. Separate entry @ the basement, basement has floor heating and a 2nd laundry, New furnace 2019, two hot water tanks changed 2018, Central vac system, Veranda wraps around 3 sides - duradek. 2 hydrants, 3 waterers, 4 yrad lights, 2 drilled wells, septic tank with open discharge. Oil revenue is about \$37,290 a year (id:6769)

Dining room 6.68 m X 3 m

Kitchen 3.59 m X 6.1 m

Family room 4.64 m X 4.52 m

Primary Bedroom 3.46 m X 4.57 m

Bedroom 2 3 m X 3.35 m

Bedroom 3 3.2 m X 3.56 m

Listing Presented By:



Originally Listed by:  
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