



## 27339 Twp Rd 482 Rural Leduc County AB

\$869,000

80 Acres, Fenced, Cross Fenced, Built with Pride and Meticulous Ownership. Less than 30 minutes to Leduc and Area, Minutes to Wizard Lake and a Perfect Hobby Farm. Home is a Tidy Bungalow built in 1988, No basement but plenty of planning went into the Design, Accommodating 2 Bedrooms, 2 Bathrooms, Open Concept, Loads of deck space. Outside we start with the Oversized Garage, heated and has the Office, saving space in the house. wonder to the Work shop that is 38'x42'x12' C/W Cold storage too. Slide to the Barn that is 20'x26', Stock waterer, Green house, Pole shed measures 32'x48'x14' is perfect with gravel base, Overhead door, Storage sheds all in perfect condition and no updates required. Power to every shed and building is underground. So much to say, so little space to do so. Fenced, cross Fenced, Corrals, 3 Water wells, Power and Natural Gas. All this on 80 acres of good land, open and usable. Great Location! Great Property! Great Value! Great Opportunity!

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

barrycampbell@remax.net  
<http://www.barrycampbell.ca>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000  
Fax:  
[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)