



## 474025 RR255 Rural Wetaskiwin County AB

\$695,000

Welcome to your private and well-maintained 40 acre oasis only 15 mins from Leduc, complete with small lake. Nestled amongst mature trees, the updated home features three bedrooms, in-floor heating with new boiler, and open concept kitchen and living room area. The 42 x 84 heated shop has concrete floor, 16h x 18w doors and 18 foot ceiling height. For extra storage there is a 23 x 36 garge with 220v power and additional 11 foot wide attached storage on either side. An RV site, complete with water power and holding tank, is nestled in the trees adjacent to the house. The heated well-house has had a recent insulation and heater upgrade to make for worry-free winters.

Listing Presented By:



Originally Listed by:  
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