



## Rural Leduc County Alberta

\$1,040,000

Almost 80 acre property!!! 15 min to Leduc, Nisku and close to the international airport. The charming old farm house was put on a new foundation and completely renovated in 2014 making it a large 2 story with 3 bedrooms and 2 bathrooms.. This heat efficient home has a wood burning fireplace, gleaming floors and a large living room with lots of natural light. Kitchen is a chefs dream with tons of counter space, storage and stainless appliances. Basement is partially finished, 2 more bedrooms, bathroom and electrical roughed in. This property is completely fenced ready for animals has 2 auto waters, 2 water wells and a extra sewer system for the RV hook up. Numerous outbuildings all have power. 40x60 shop with radiant heater, wired for 220v, 12 foot and a 10 foot high door. 3 paddocks, animal shelters, equipment shelter. Beautiful mature yard, trees, flowers and fire pit area. Most of the remaining land is seeded for hay crop boasting some of the best soil you can find. (id:6769)

Living room 3.96 m X 7.73 m

Dining room 4.17 m X 3.45 m

Kitchen 4.16 m X 3.66 m

Bedroom 2 3.42 m X 4.07 m

Bedroom 3 3.37 m X 3.05 m

Primary Bedroom 8.01 m X 3.73 m

Listing Presented By:



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