



## 48320 Rge Rd 244 Rural Leduc County AB

\$635,000

No neighbours. NOT IN A SUBDIVISION. Located in rural Leduc County. 15 min. Drive to Edmonton's International Airport. Great opportunities await: homesteading/ home-based business, horse enthusiasts all located on 11.86 Acres. Offering 4 drilled wells 2 functioning w/plentiful quality water. The character home is spacious & well cared for, built on a solid concrete foundation. Excellent for a growing family. Having 4 bedrooms, 1.5 bathrooms, gorgeous new kitchen & a stunning dining room perfect for large family gatherings. Relaxing is easy in this family room graced with a cozy (fully inspected) wood burning stove. There is newer h/w/lam floors, plumbing, toilets, sinks, newer shingles, siding, plus 100 amp electrical panel. Several out-buildings include barn, Quonset, insulated shop with separate well, septic & 220v power, chicken coop & shed w/concrete floor. Fully fenced riding arena & concrete floor tack room. Mail delivery service to the property. Gated, paved access w/only 2 km gravel to property.

Listing Presented By:



Originally Listed by:  
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