



48472 Rge rd 252 Rural Leduc County Alberta

\$1,199,000

Welcome to your private revenue generating 80 acre paradise. This multi-dwelling property is less than a 10 minute drive from Leduc and is currently generating over \$3,000/month in rental and land lease revenue. The main home is over 3,100 square feet and features two fully updated and self contained living spaces. Updates include two beautiful show home quality kitchens complete with quartz counter tops and high end appliances. Combine that with the single wide mobile home and there is space for the whole family, or continue to use the extra living areas as rentals. Outside the private yard features plenty of out buildings including two large quonsets, double garage, barn, 37x48 shop, along with other storage buildings. The owner is currently operating a dog kennel and with that there have been dog runs and a dog park added to the property. This is truly a property that must be seen to be appreciated. (id:6769)

Living room 4.80 M x 5.44 M
Family room 4.68 M x 3.72 M
4pc Bathroom .00 M x .00 M
4pc Bathroom .00 M x .00 M
3pc Bathroom .00 M x .00 M
Bedroom 4.04 M x 2.95 M
Primary Bedroom 3.71 M x 4.29 M

Bedroom 3.30 M x 3.34 M
Bedroom 3.48 M x 2.52 M
Bedroom 3.48 M x 3.75 M
Office 3.30 M x 4.69 M
Den 3.48 M x 4.68 M
Kitchen 6.14 M x 4.43 M
Kitchen 3.47 M x 5.77 M

Listing Presented By:



Originally Listed by:
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