



## Rural Leduc County Alberta

\$1,088,900

You own 80-acres in Leduc County offering true country living with endless potential. Just 1 km south of Glen Park Rd, this 2,700 sq ft bi-level home has been lovingly maintained by the original owner and features 4 bedrooms, 2.5 baths, a spacious main-level living area, and a large, well-equipped kitchen perfect for family gatherings. The finished basement includes a cozy wood stove, additional living space, and flexible rooms for office or recreation. An oversized double attached heated garage adds year-round convenience. The property includes two fenced pastures, a pen with chute, multiple outbuildings including a workshop, gardens, fruit trees, and a huge 40-ft-deep fenced dugout. Two 20'x60' greenhouses with attached work area and storefront (heated, powered, plumbed) are ready for growing, storage, or creative business ventures. Long-term farmland rental offsets property taxes. Shingles in 2025. Enjoy peaceful prairie views, mature trees, and spectacular sunsets--all just minutes from Leduc. (id:6769)

Bedroom 4 3.18 m X 4.71 m

Laundry room 3.7 m X 6.2 m

Recreation room 8.81 m X 6.2 m

Storage 3.47 m X 2.32 m

Storage 3.21 m X 1.7 m

Utility room 3.07 m X 1.88 m

Living room 5.47 m X 4.71 m

Dining room 4.06 m X 3.17 m

Kitchen 3.96 m X 3.02 m

Primary Bedroom 3.98 m X 4.57 m

Bedroom 2 2.76 m X 3.14 m

Bedroom 3 2.72 m X 2.94 m

Utility room 1.61 m X 1.73 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<https://theandersonco.ca/>

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