



## Rural Leduc County Alberta

\$1,595,500

Incredible opportunity to own 74 acres with a completely renovated 2562 sq ft walkout bungalow and fully finished basement. Ideal for running a business from home, this property features a 50'x100' heated shop with car lift, power rail for equipment, and 25 KVA power. The 6-bedroom, 4-bath home includes a massive island kitchen with built-ins, huge living and family rooms, wood & gas fireplaces, and a luxurious primary suite with a custom tiled shower and walk-in closet the size of a bedroom. Enjoy the wraparound deck--covered at the back with skylights--a 14'x8' swim spa with motorized cover, paving stone patio, and fire pit area. The oversized heated garage is 21'x32'. All roads--right to the house and shop--are 100% paved. Extras include a massive main floor laundry, 3200-gal cistern plus a 12 GPM well, newer septic, a 20x20 cabin, garden shed, groomed walking trails, and gorgeous treed privacy. Fully redone in 2012--this is truly a one-of-a-kind live/work acreage! (id:6769)

Family room Measurements not available

Bedroom 4 Measurements not available

Bedroom 5 Measurements not available

Bedroom 6 Measurements not available

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
Initia Real Estate

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

executive@eliterealestate.ca