



49079 Range Road 230 Rural Leduc County Alberta

\$575,000

Peaceful, private, and perfectly located! This 10.45 acre property is the only residence on the quarter section, offering exceptional privacy at just 25 minutes from the Edmonton International Airport and under 10 minutes to New Sarepta. The spacious 1,500+ sq ft bungalow features 3 bedrooms on the main floor, a clever 2-piece ensuite connected to the 4-piece bath, and a 12x12 mudroom to keep your family's outdoor gear organized. Additional laundry hookups on the main floor offer the flexibility of one-level living. The fully finished basement offers a second living area, 2 more bedrooms, 3-piece bath, and a large utility/laundry room. Outside, the property is well-equipped for hobby farming or storage, with a detached double garage, a 40x40 heated quonset with concrete floor, 24x71 hay shed, 55x14 garage with concrete flooring and a tall overhead door high enough for RV storage, and a former dairy barn with a portion still functional for storage or shelter. Fencing is in place for animals, 3 functioning wells serve the property, and you'll love the wide open views of surrounding fields. This is a great opportunity to enjoy rural living with room to grow and a quick commute! (id:6769)

Bedroom 11.42 Ft x 15.83 Ft

Bedroom 12.83 Ft x 11.08 Ft

3pc Bathroom 8.58 Ft x 5.25 Ft

Furnace 21.25 Ft x 12.00 Ft

Primary Bedroom 12.00 Ft x 11.25 Ft

Bedroom 10.00 Ft x 8.58 Ft

Bedroom 8.58 Ft x 8.42 Ft

Dining room 12.00 Ft x 11.75 Ft

Kitchen 12.00 Ft x 8.00 Ft

Living room 32.83 Ft x 12.00 Ft

2pc Bathroom 5.67 Ft x 3.08 Ft

4pc Bathroom 7.67 Ft x 5.08 Ft

2pc Bathroom 8.00 Ft x 4.00 Ft

Other 11.50 Ft x 11.00 Ft

Listing Presented By:



Originally Listed by:
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