



Rural Leduc County Alberta

\$369,000

13.99 Acres. Not in Subdivision. The Property Has Been Landscaped by Nature with a Perimeter of Mature Trees & Offers Much Seclusion Without Isolation. 2.3 KM North of Glen Park Road on RR#10. Only Minutes to Thorsby. Quick Commute to HWY #39 & QE2. FEATURES: 30'x60' Barn. 20'x120' Pole Shed. 24'x26' Propane Heated-Detached Garage- Built in 2005. The Well & Septic Upgraded in 2002- (Passed County Inspection in 2024.) Additional Features: Electrical & Plumbing Upgrades Over the Years. Shingles & Roof Sheeting Redone in 2008. Vinyl Windows Installed in 2005. Furnace & Hot Water Tank Installed in 2023. Attic Insulation Added in 2005. 4 Bedrooms + Flex Space & Storage. Remodeled Kitchen & Bathroom. The Property Exudes Character & Charm. Although The Home is Sturdy and Deceivingly Spacious; It Still Requires Some Imagination and Help to Restore its Original Beauty. A Bargain for Do-It-Yourself Buyers! Enjoy Quiet, Scenic, Country Charm in a Peaceful, Convenient, Natural Setting. (id:6769)

Living room 3.91 m X 4.22 m

Kitchen 4.35 m X 4.54 m

Den 4.02 m X 1.71 m

Primary Bedroom 3 m X 5.07 m

Sunroom 3.7 m X 2.97 m

Bedroom 2 3.72 m X 2.58 m

Bedroom 3 2.34 m X 3.19 m

Bedroom 4 2.32 m X 3.18 m

Storage 0.72 m X 2.89 m

Listing Presented By:



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Maxwell Heritage Realty

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