



## Rural Leduc County Alberta

\$2,500,000

80 ACRES farmland on the very edge of Leduc City. 5 minutes from LEDUC REC CENTRE. Can be sub-divided. WITHIN FUTURE LEDUC ANNEXATION BOUNDARY. Impeccably well built 5 bed, 4 full bath custom family bungalow. 50x72 shop with LARGE heated workshop. Over sized heated triple garage. Huge back entrance with full bathroom & main floor laundry. 3 generous bedrooms on main floor. Vaulted ceiling living room and kitchen. Entire stone wall wood fireplace, LARGE dining room & kitchen. SOLID OAK custom cabinetry throughout entire home. Enclosed maintenance free screened in porch. Beautiful expansive covered front veranda. Hot tub deck off primary bedroom with 2 walk-in closets, 5pc ensuite with DEEP soaker jet tub & steam shower. Massive downstairs family room, pool table, wet bar, gas fireplace, home theatre, exercise room, bedroom & bathroom. MASSIVE SHOP with 4-14' high doors, 220V, concrete floor, finished heated workshop/recreation mezzanine. NO EXPENSE SPARED. Triple pane windows, well insulated, new shingles. (id:6769)

Family room 8.83 m x Measurements not available	Living room 5.36 m x Measurements not available
Bedroom 4 4.07 m X 6.31 m	Dining room 3.59 m x Measurements not available
Bedroom 5 5.77 m x Measurements not available	Kitchen 4.45 m x Measurements not available
Utility room 3.62 m x Measurements not available	Primary Bedroom 5.56 m x Measurements not available
Cold room 1.87 m x Measurements not available	available
Storage 4.03 m x Measurements not available	Bedroom 2 3.69 m x Measurements not available
	Bedroom 3 4.5 m x Measurements not available

Listing Presented By:



Originally Listed by:  
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