



49341 RGE ROAD 275 Rural Leduc County AB

\$599,900

With just over 5 PRIVATE ACRES, this 6-bedroom bi-level home offers ENDLESS POTENTIAL with plenty of space for the whole family. While cosmetic updates are required, a lot of the HEAVY LIFTING HAS BEEN DONE, with NEW SHINGLES on the house in 2023, new HWT in 2022, and the SEPTIC SYSTEM WAS UPDATED ~5 years ago. The house has a ton of potential, with 6 bedrooms, 3 bathrooms and a LARGE AMOUNT of usable living space both upstairs and within the finished basement, providing a FANTASTIC OPPORTUNITY for you to administer your own personal touch. The MATURE TREE-LINED lane leads to the expansive yard featuring a heated 40'x 60' shop, a barn, and a handful of additional outbuildings, making it an ideal place for you to store all of your stuff! Enjoy the PEACE AND TRANQUILITY of country living while being conveniently located 9 minutes from Calmar, ALMOST ENTIRELY ON PAVEMENT. With room to grow and personalize, this acreage is ready for your creative touch!

Listing Presented By:



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