



Rural Leduc County Alberta

\$1,445,000

Welcome to this beautiful 132-acre farm nestled in the heart of Leduc County! This 1,500 sq ft bungalow offers the perfect blend of country charm and modern comfort. Step inside to a spacious, open-concept kitchen featuring wraparound cabinetry and gleaming hardwood floors throughout. The home includes 3 bedrooms, and 2 cozy wood-burning fireplaces-one of which is a stunning custom brick design that serves as a true focal point. The unfinished basement features a walkout/basement entrance, offering added convenience for everyday living. Outside, you'll find a large shop, 3-car garage, a classic RED barn, plenty of corrals-ideal for horses or livestock, and a TRACTOR! The property is beautifully treed with mature spruce, offering exceptional privacy and shelter from the highway. This property is ready for your farming, hobby, or family dreams-immediate possession available. Finally, includes additional income from oil revenue, offering buyers a rare opportunity for built-in supplemental cash flow. (id:6769)

Living room 5.2 m X 4.68 m

Dining room 4.56 m X 2.97 m

Kitchen 4.57 m X 3.44 m

Primary Bedroom 4.71 m X 4.12 m

Bedroom 2 3.57 m X 3.52 m

Bedroom 3 3.9 m X 3.45 m

Laundry room 2.31 m X 2.29 m

Listing Presented By:



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