



70 23016 Twp Rd 504 Rural Leduc County AB

\$824,900

Tucked in the trees, you will find this renovated 1200 sq ft bungalow with HEATED 40' x 60' SHOP!! Shop was professionally custom, built, nestled in the trees with its own access away from the house. Ample storage/parking in front of the shop with a huge gravel pad over 75 loads of gravel brought into the property. Dream of a shop with 100 amp service, forced air heat, 14' doors, 17 1/2' ceilings, floor drains, large mezzanine! Fully renovated house with newer windows, brand new furnace, central AC, etc. 3 bedrooms up, master has 4 pc ensuite and walk-in closet. Basement is fully finished with 2 bedrooms, rec room and full bathroom. Newer south facing covered back deck. Oversized (26' x 24') double detached, garage has new shingles, roof sheeting, doors, windows, and wiring. All this on 3.01 acres in a friendly subdivision, with paved access to Beaumont, Sherwood Park and Edmonton.

Listing Presented By:



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