



Rural Leduc County Alberta

\$849,900

Bring the horses! Opportunity knocks with the perfect acreage minutes west of Leduc. This property features not one but 2 residences on 6.170 acres, not in a subdivision. Beautifully treed and fenced for horses. Original bungalow is 1230sqft with 2 bedrooms, 2 baths, laundry room, cozy living room and dining room. New shingles 2024. Open concept kitchen has maple cabinets. Single attached garage and nice deck overlooking the backyard. 2nd residence is a 2012 Sunshine Homes modular home, 2280sqft with 4 beds, 2 full baths, modern kitchen with built in SS appliances, sit up island, corner pantry, large living room,, quartz countertops, bonus room with electric fireplace and wet bar. Large 12x50 deck overlooking the gorgeous scenery. Double detached garage is 30x30, heated and insulated with 10 foot walls. Outbuildings include: 3 sheds, shelter for horses. Unique property with 2 residences is ideal for the growing family or extra rental income. Welcome to country living just outside of Leduc. (id:6769)

Living room 5.5 m X 3.4 m

Dining room 3.3 m X 2.6 m

Kitchen 3.4 m X 2.6 m

Primary Bedroom 3.6 m X 2.4 m

Bedroom 2 3.7 m X 3.4 m

Listing Presented By:



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