



## C 50318 Highway 21 Rural Leduc County AB

\$999,000

Only 11 minutes to Beaumont & 15 to Edmonton this 74.13 ACRE PROPERTY is located just off of Highway 21 south of Nisku Road & offers a gorgeous piece of land with AMAZING VIEWS, ROLLING HILLS, PONDS, TREED POCKETS, plus FENCING, a GATE, DETACHED GARAGE & SHEDS. Featuring a 2 STOREY dormer style SHOUSE with JAMES HARDIE EXTERIOR, a 4 CAR GARAGE/SHOP (28.74'x32.78') & a 833 square foot, one bedroom, SUNLIT LIVING SPACE above it! The main floor has the utility room, a 3 piece bathroom & offers plenty of room for a WORKSPACE & PARKING. Up the staircase to the recently painted GREAT ROOM STYLE suite featuring MAPLE FLOORS, dormers adding NATURAL LIGHT, PATIO DOORS for future access to a balcony, an island kitchen with BI cooktop, oven, dishwasher & butcher block counters. Plenty of additional storage built into the suite and the generous primary offers a 3 pc. bath. This is a great start to an ESTATE PROPERTY with Highway access ON PAVEMENT or just enjoy AFFORDABLE COUNTRY LIVING on a wonderful piece of land!

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

monalahaie@gmail.com  
<http://www.horsepowerranch.com>

**RE/MAX ELITE**

**RE/MAX Elite**

Phone: 780-406-4000

Fax:

[executive@eliterealestate.ca](mailto:executive@eliterealestate.ca)