



## Rural Leduc County Alberta

\$784,900

Tucked away on a secluded, treed lot, this beautifully updated acreage offers peace, privacy, and practicality. Originally built in 1981, the home was relocated onto a brand new 9-foot concrete walkout basement in 2014 and extensively renovated by a renowned local builder. Featuring upgraded 2x6 exterior walls and newer windows, with all major infrastructure being new in 2014, including 2 HE furnaces, 3,700-gallon cistern & water system, & aerobic septic system (premium setup), The oversized 26' x 21'2 garage includes a 26'3 x 9'1 workshop space--perfect for hobbyists or professionals--with extra plugs and upgraded electrical capacity for welders, table saws, etc. A massive wraparound pressure-treated deck provides the perfect space for outdoor entertaining or simply enjoying the quiet surroundings. The home is set well back from the road, accessible by a gravel driveway with a convenient turnaround, ensuring complete privacy. 12 minutes to school & groceries, either to New Sarepta or Cooking Lake (id:6769)

Living room 19'9 x 14'7

Dining room 22'7 x 12'

Kitchen 13'10 x 13'

Primary Bedroom 16'9 x 10'8

Bedroom 2 10 m x Measurements not available

Bedroom 3 12'9 x 10'

Bedroom 4 10'3 x 9'7

Bedroom 5 15'6 x 12'

Workshop 26'3 x 9'1

Listing Presented By:



Originally Listed by:  
RE/MAX River City

<http://www.marketdirection.ca/>

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