



48277 Rge Rd 255 Rural Leduc County AB

\$840,000

This is a one of a kind property only 12 min south of Leduc. 80 acres of picture perfect land with a beautiful hilltop walkout building spot within a perimeter of trees. The rolling pastures are fully fenced with over \$100,000 of elk fencing, cross fenced with well planned integrated pens and gate systems and two way access to automatic waterer. The building is 40x80, split with fully finished heated 40x50 shop with 220 wiring, 14 x 14 overhead door great for truckers and equipment & 20x30 residential suite with 20x30 garage in front. Inside this popular SHOUSE set up you will find a gorgeous kitchen with hickory cabinetry, 1 1/2 baths, laundry, living room with 17 ft ceilings and corner fireplace and the upper level one bedroom loft. The living quarters can be expanded into the garage also if more bedrooms or living space is needed. The perfect farm site to bring your horses, cows, buffalo or game that is already set up. The savvy investor will love the income that could be generated from this property.

Listing Presented By:



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