



49274 Range Road 225 Rural Leduc County Alberta

\$1,590,000

10.67 ACRES | 20 MINUTES TO LEDUC | 2 HOMES | 3 SHOPS | 10KW SOLAR This is acreage living on another level! Barely a mile off pavement and just 20 minutes from Leduc, this incredible 10.67-acre property combines privacy, spectacular scenery and an unbelievable amount of opportunity. Rolling hills, a lake backdrop and wide-open space set the stage for a property with endless possibilities. The 2021-built 50' x 100' shouse, constructed to commercial specifications, is the showstopper. Over 4,300 sq. ft. of finished living space is paired with a 50' x 50' shop, 18' x 24' overhead door and large double garage. The residence is finished to an impressive standard with triple-pane windows, AC, a mix of in-floor and forced-air heating, soaring ceilings, vinyl plank flooring and huge, bright rooms. The main floor delivers a spectacular open-concept kitchen with massive quartz island, stainless appliances, double oven and full walk-in pantry along with 2 dinette and dining areas. A huge rear entry and 2-piece bath add everyday convenience. Upstairs is all about space with 3 massive bedrooms, 2 featuring full ensuites and huge walk-in closets. Add a dedicated laundry room, 4-piece bath and a second large living room with access to a private 10' x 19' upper deck overlooking the incredible southern views. Outdoor entertaining is just as impressive with a fully covered concrete patio measuring 10' x 50' / 10' x 28', complete with pot lights to entertain later into the evenings. And then there's the second home -- a nicely updated 1.5-storey residence with full basement, 6 bedrooms and 2 bathrooms. Already proven as a successful Airbnb, it offers tremendous flexibility for guests, extended family, rental income or additional living space. Need more shop space? You got it. The 2020-built 40' x 60' fully finished shop is ready for work, storage, business, recreation or entertaining. Its r...

Living room/Dining room 27.08 Ft x 19.50 Ft

Other 15.83 Ft x 6.33 Ft

Other 23.92 Ft x 17.42 Ft

Bedroom 17.17 Ft x 16.58 Ft

Other 15.00 Ft x 15.17 Ft

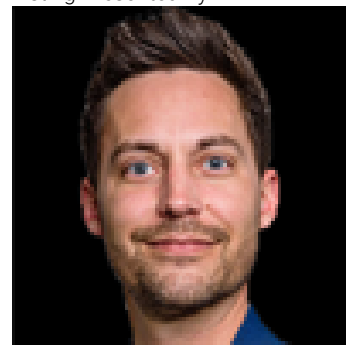
4pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Other 13.00 Ft x 11.00 Ft

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Family room 26.42 Ft x 19.50 Ft

Primary Bedroom 21.67 Ft x 14.92 Ft

5pc Bathroom Measurements not available

Bedroom 16.58 Ft x 19.58 Ft

4pc Bathroom Measurements not available

Laundry room 6.50 Ft x 7.33 Ft