



Rural Leduc County Alberta

\$2,500,000

INVESTMENT OPPORTUNITY! 80 ACRES farmland with incredibly well-built 5 BED, 4 FULL BATH BUNGALOW, 3600 sq.ft. SHOP with HEATED WORKSHOP. Only 1km from Leduc and within FUTURE ANNEXATION BOUNDARY. Home has a HEATED TRIPLE GARAGE with 220V, main floor laundry, 3 generous bedrooms on the main floor, VAULTED CEILING living room with WOOD FIREPLACE, formal dining room and kitchen with ample SOLID OAK cabinetry and plenty of counterspace with an island. Off the living room, a covered maintenance-free deck wired for entertainment and natural gas BBQ hookup. Second deck with HOT TUB off primary bedroom with 2 WALK-IN CLOSETS, 5pc ENSUITE BATH with deep SOAKER JET TUB and STEAM SHOWER. Downstairs, a massive family room, POOL TABLE, WET BAR, GAS FIREPLACE, HOME THEATRE, 2 bedrooms and bathroom. MASSIVE SHOP with 14' DOORS, 220V, concrete floor, storage on one side and fully finished HEATED workshop/recreation. NEW ROOF 2024, TRIPLE PANE WINDOWS, septic pump (2020), 3 LAWN TRACTORS INCLUDED, and more negotiable. (id:6769)

Family room 8.83 m x Measurements not available	Living room 5.36 m x Measurements not available
Bedroom 4 4.07 m X 6.31 m	Dining room 3.59 m x Measurements not available
Bedroom 5 5.77 m x Measurements not available	Kitchen 4.45 m x Measurements not available
Utility room 3.62 m x Measurements not available	Primary Bedroom 5.56 m x Measurements not available
Cold room 1.87 m x Measurements not available	available
Storage 4.03 m x Measurements not available	Bedroom 2 3.69 m x Measurements not available
	Bedroom 3 4.5 m x Measurements not available

Listing Presented By:



Originally Listed by:
RE/MAX Elite



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