

\$725,000 - A49523 Rge Road 261, Rural Leduc County

MLS® #E4430833

\$725,000

2 Bedroom, 2.00 Bathroom, 1,230 sqft

Single Family on 6.18 Acres

None, Rural Leduc County, Alberta

Opportunity KNOCKS - 2 RESIDENCES on the perfect acreage minutes west of Leduc. Live in one and rent out the other on 6.18 acres, not in a subdivision. Beautifully treed and fenced for horses. Original bungalow is 1230sqft with 2 bedrooms, 2 baths, laundry room, cozy iving room and dining room. New shingles 2024. Open concept kitchen has maple cabinets. Single attached garage and nice deck overlooking the backyard. 2nd residence is a 2012 Sunshine Homes modular home, 2280sqft with 4 beds, 2 full baths, modern kitchen with built in SS appliances, sit up island, corner pantry, large living room,, quartz countertops, bonus room with electric fireplace and wet bar. Large 12x50 deck overlooking the gorgeous scenery. Double detached garage is 30x30, heated and insulated with 10 foot walls. Outbuildings include: 3 sheds, shelter for horses. Unique property with 2 residences is ideal for the growing family or extra rental income. Welcome to country living just outside of Leduc. (id:6289)

Built in 1976

Essential Information

Listing #	E4430833
Price	\$725,000
Bedrooms	2
Bathrooms	2.00



Square Footage	1,230
Acres	6.18
Year Built	1976
Type	Single Family
Style	Bungalow

Community Information

Address	A49523 Rge Road 261
Subdivision	None
City	Rural Leduc County
Province	Alberta
Postal Code	T9E2X1

Amenities

Amenities	Airport, Golf Course
Features	Treed
Parking Spaces	10
Parking	Detached Garage, Heated Garage, Oversize
# of Garages	1

Interior

Appliances	Microwave Range Hood Combo, Stove, Dryer, Refrigerator
Heating	Forced air
Fireplace	Yes
Fireplaces	Electric
# of Stories	1

Listing Details

Listing Office	NOW Real Estate Group
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