

\$325,000 - 48437 Rge Road 34, Rural Leduc County

MLS® #E4455371

\$325,000

1 Bedroom, 1.00 Bathroom, 775 sqft
Single Family on 3.21 Acres

None, Rural Leduc County, Alberta

Nestled just outside of the charming village of Warburg, this 3.21 acre property is surrounded by wide-open farmer's fields, offering peace and privacy, and endless prairie views. This rare investment embodies country living at its finest. Enjoy a coffee on the front porch while watching the sun rise and set. Rain on the tin roof brings cozy vibes along with a wood-burning stove. A wood chute from the side of the home compliments the wood-burning stove adding rustic charm and efficiency. Upstairs is lined with stunning cedar ceiling with one bedroom and one bathroom. The basement is awaiting your finishing touch granting instant equity with two framed-in bedrooms, an additional living space, and plumbing and electrical in place. Whether you are looking for a quiet escape, space for a hobby farm, or a property with room to grow, this acreage has an excellent foundation in place to create an ideal country retreat, and just a short drive from town amenities. Get it while you can! (id:6289)

Built in 2004

Essential Information

Listing #	E4455371
Price	\$325,000
Bedrooms	1
Bathrooms	1.00
Square Footage	775



Acres	3.21
Year Built	2004
Type	Single Family
Style	Bungalow

Community Information

Address	48437 Rge Road 34
Subdivision	None
City	Rural Leduc County
Province	Alberta
Postal Code	T0C2T0

Amenities

Amenities	Park
Parking	No Garage

Interior

Appliances	Dryer, Refrigerator, Storage Shed, Stove, Washer, See remarks
Heating	Forced air, Wood Stove
Fireplace	Yes
Fireplaces	Wood
# of Stories	1
Has Basement	Yes

Listing Details

Listing Office	The Good Real Estate Company
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