

48322 RGE ROAD 275
Rural Leduc County, Alberta

MLS # A2269734



\$1,299,000

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|-----------|--|--------|-------------------|
| Division: | NONE | | |
| Cur. Use: | Agricultural | | |
| Style: | 2 Storey | | |
| Size: | 1,937 sq.ft. | Age: | 2016 (10 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | 220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated, RV Accomodation | | |
| Lot Size: | 80.00 Acres | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---------------------------------|------------|-----------------------------|
| Heating: | Fan Coil, In Floor, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | Open Discharge, Septic Tank |
| Roof: | Metal | Near Town: | Calmar |
| Basement: | - | LLD: | 19-48-27-W5 |
| Exterior: | Metal Siding | Zoning: | AG |
| Foundation: | Slab | Utilities: | - |
| Features: | - | | |

Major Use: Hay

Fully Finished Shop with 1937 sq/ft of Living Space Situated on 80 Acres! Inside the shop the main floor of the living space hosts the kitchen, spacious living room, 2 piece bathroom, and access to the "work side". The beautiful Kitchen has granite counter tops, an island, and a corner pantry. The Upper level of the living space has 3 bedrooms including the primary with a walk-in closet, and 3 piece ensuite bathroom. A 4 piece bathroom, laundry, and another walk-in closet conclude the living space of the shop. The work side of the shop has two overhead doors, LED lights, 220 power, and more. The Shop has in-floor heat, fan coil forced air, and air-conditioning on the living side. There is also an older home on the property, a detached garage, metal quonset, butcher shed, and other buildings. The two homes each have their own water wells and septic systems. This Property is also fenced for animals with a shelter and a dugout for water.