

50371 RR 23
Rural Leduc County, Alberta

MLS # A2241039



\$889,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,901 sq.ft.	Age:	1955 (70 yrs old)
Beds:	3	Baths:	2
Garage:	RV Access/Parking		
Lot Size:	13.34 Acres		
Lot Feat:	Landscaped, Private, See Remarks, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Holding Tank, Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	22-50-2-W5
Exterior:	Vinyl Siding	Zoning:	Country Residential
Foundation:	Block, See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Beautiful Completely Renovated Home and Fully Finished 60'x40' Shop, situated on 13.34 Acres! This 1901 sq/ft home was professionally renovated in 2023/24 with New Shingles, Siding, Septic, Weeping Tile, Furnace, Pressure Tank, Electrical, Plumbing, A/C, Appliances, Flooring, Kitchen and More! The Main floor of the home has 3 Bedrooms with the Primary having its own 3 piece Ensuite Bathroom and Walk-in Closet with Custom Shelving. The New Kitchen has Quartz countertops, an Island, and a Corner Pantry with Custom Shelving. Open to the Living room that has a Feature TV wall, Vaulted Ceiling, Beams, and a Fire Place. A Laundry room with custom shelving, and a 4 piece Bathroom complete the Spacious Main Floor. The New Covered Deck provides great views of the private property. The Shop is Fully Finished with Power, Heat, Cement floor, and a parking pad in front of the 20'x14' door. There are Two Wells on the property and has power ran for RV parking. This Property must be viewed in person to appreciate it!