

48322 RGE ROAD 275
Rural Leduc County, Alberta

MLS # A2269734



\$1,299,000

Division:	NONE		
Cur. Use:	Agricultural		
Style:	2 Storey		
Size:	1,937 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated, RV Access		
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.