



49059 RGE RD 265
Rural Leduc County, Alberta

MLS # A2307357

\$1,475,000



Division:	NONE		
Cur. Use:	Agricultural		
Style:	Bungalow		
Size:	1,249 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	80.18 Acres		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Near Town:	Calmar
Basement:	Full	LLD:	5-49-26-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Major Use: Beef

This 80.18 acre property has Two Homes, a Shop, Barn, Quonset, and More! The First home measures 1248 Sq/Ft with 3 Bedrooms, 3 Bathrooms, a Finished basement, and an Oversized Heated Double Garage attached by a breezeway. The Second Home is 1580 Sq/Ft with 3 bedrooms. The shop is 40'x48' with heat, power, concrete floor, bathroom, kitchen area, and cold room. The Barn is 96'x36' with a concrete floor and mechanical room attached. The metal Quonset is 46'x96' built on a concrete grade beam. The first drilled well is for the first house and shop, while the second drilled well provides to the other home and barn. Set up for animals with two stock waterers, a dugout, fencing, and shelters. Located just off Glen Park Road Close to Calmar and Leduc!