



49274 Range Road 225
Rural Leduc County, Alberta

MLS # A2327257



\$2,200,000

Division:	NONE		
Cur. Use:	-		
Style:	2 Storey		
Size:	0 sq.ft.	Age:	2021 (5 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	124.53 Acres		
Lot Feat:	-		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Vinyl Plank	Sewer:	Open Discharge
Roof:	Metal	Near Town:	Rolly View
Basement:	None	LLD:	18-49-22-W4
Exterior:	Metal Siding	Zoning:	AG
Foundation:	Slab	Utilities:	-
Features:	-		

Major Use: Canola, Wheat

Here comes a great opportunity for a fully developed rural parcel or acreage subdivision - With conditional subdivision approval of most of the 10.67 acre yardsite, the seller would consider selling this only at an asking price of 1.59 mil - that's includes all the buildings and 2 homes. The Full Parcel - 124.53 Acres - Barely a mile off pavement and only 20 minutes to Leduc - 100+/- acres in Canola/Wheat rotation - 2 homes and 3 shops!. This Incredible Property is thoughtfully developed and picturesque - backing a lake with rolling hills and full privacy. First Home is 2021 -Built to Commercial Spec - 50x100 Shouse that includes a 50x50 Shop with 18x24 OH Door, Large Double Garage and a beautiful Two Storey Residence. Over 4300sqft Primary home dazzles with triple pane windows, AC, mixture of infloor heat and forced air, high ceilings, vinyl plank throughout, large rooms and open concept living. Beautiful kitchen sees a huge central island with quartz counters, stainless appliances with double oven, dinette and dining area plus a full walk-in pantry. The main level also sees a huge rear entry and 2pc bath for your convenience. Upper level is finished with 3 massive bedrooms, 2 with full ensuites, huge walk-in closets, dedicated laundry room, additional 4pc bath and second large living room that leads to a private 10x19 upper Deck with soaring South views. Additional outdoor living is enhanced with a fully covered 10x50/10x28 concrete pad complete with potlights for cozy evenings. Secondary Home is a nicely updated 1.5 Storey House on a full basement with 6 bedrooms and has been a proven Air BnB darling. 2020 Built 40x60 Shop is fully finished with a multitude of uses either as additional work/storage space or consider using it for a home based business or entertainment space with it's rustic interior finish and 3 exterior garden doors to a full

covered 60ft outdoor gravel patio. You can never have too much storage and that's evident with an older but very useable 3rd heated shop with 12ft overhead door and concrete floor. As an added bonus you can reap the benefits of the 10kW Solar Power System. This is the homestead you've always dreamed of with a multitude of options at your fingertips. Seller will consider subdivision of the yard site only.