



GRASSROOTS
REALTY GROUP

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49274 Range Road 225
Rural Leduc County, Alberta

MLS # A2346391



\$1,390,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,307 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized, Quad or More Attached		
Lot Size:	10.67 Acres		
Lot Feat:	Landscaped, Rolling Slope		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Vinyl Plank	Sewer:	Open Discharge
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	18-49-22-W4
Exterior:	Metal Siding	Zoning:	AG
Foundation:	Slab	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener and any controls.
Fridge/Stove/Dishwasher/Washer/Dryer in 2nd home, tv mounts, garage heaters, 10 kW Solar System

10.67 ACRES | 20 MINUTES TO LEDUC | 2 HOMES | 3 SHOPS | 10KW SOLAR This is acreage living on another level! Barely a mile off pavement and just 20 minutes from Leduc, this incredible 10.67-acre property combines privacy, spectacular scenery and an unbelievable amount of opportunity. Rolling hills, a lake backdrop and wide-open space set the stage for a property with endless possibilities. The 2021-built 50' x 100' shouse, constructed to commercial specifications, is the showstopper. Over 4,300 sq. ft. of finished living space is paired with a 50' x 50' shop, 18' x 24' overhead door and large double garage. The residence is finished to an impressive standard with triple-pane windows, AC, a mix of in-floor and forced-air heating, soaring ceilings, vinyl plank flooring and huge, bright rooms. The main floor delivers a spectacular open-concept kitchen with massive quartz island, stainless appliances, double oven and full walk-in pantry along with 2 dinette and dining areas. A huge rear entry and 2-piece bath add everyday convenience. Upstairs is all about space with 3 massive bedrooms, 2 featuring full ensuites and huge walk-in closets. Add a dedicated laundry room, 4-piece bath and a second large living room with access to a private 10' x 19' upper deck overlooking the incredible southern views. Outdoor entertaining is just as impressive with a fully covered concrete patio measuring 10' x 50' / 10' x 28', complete with pot lights to entertain later into the evenings. And then there's the second home — a nicely updated 1.5-storey residence with full basement, 6 bedrooms and 2 bathrooms. Already proven as a successful Airbnb, it offers tremendous flexibility for guests, extended family, rental income or additional living space. Need more shop space? You got it. The 2020-built 40' x 60' fully finished shop is ready for work, storage, business,

recreation or entertaining. Its rustic interior, three garden doors and covered 60' outdoor gravel patio make this space anything but ordinary. Still need more room? A third heated shop provides additional storage and workspace with a concrete floor and 12' overhead door. And topping it all off is a 10 kW solar power system. Two homes. Three shops. 10.67 acres. Incredible views. Serious infrastructure. Endless possibilities. This isn't your typical acreage — it's a fully developed property designed for those who want space, privacy and the freedom to live, work and entertain all in one place.