

# \$1,199,000 - A&b 48472 Rge Rd 252, Rural Leduc County

MLS® #A2165982

**\$1,199,000**

5 Bedroom, 3.00 Bathroom, 3,312 sqft

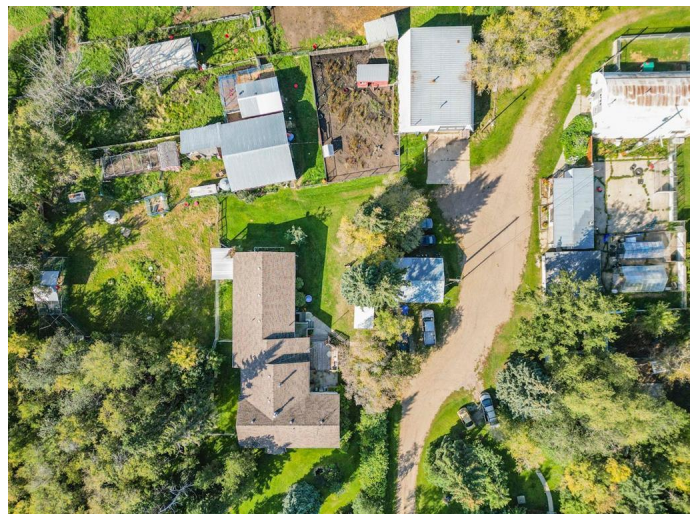
Agri-Business on 80.00 Acres

NONE, Rural Leduc County, Alberta

Welcome to your private revenue generating 80 acre paradise. This multi-dwelling property is less than a 10 minute drive from Leduc and is currently generating over \$3,000/month in rental and land lease revenue. The main home is over 3,100 square feet and features two fully updated and self contained living spaces. Updates include two beautiful show home quality kitchens complete with quartz counter tops and high end appliances. Combine that with the single wide mobile home and there is space for the whole family, or continue to use the extra living areas as rentals. Outside the private yard features plenty of out buildings including two large quonsets, double garage, barn, 37x48 shop, along with other storage buildings. The owner is currently operating a dog kennel and with that there have been dog runs and a dog park added to the property. This is truly a property that must be seen to be appreciated.

## Essential Information

MLS® #	A2165982
Price	\$1,199,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,312



Acres	80.00
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

### **Community Information**

Address	A&b 48472 Rge Rd 252
Subdivision	NONE
City	Rural Leduc County
County	Leduc County
Province	Alberta
Postal Code	T4X 2S2

### **Amenities**

Utilities	Electricity Connected, Heating Not Paid For, Natural Gas Connected, Sewer Connected, Water Connected, Water Paid For
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Vinyl Windows, Open Floorplan, See Remarks, Soaking Tub
Heating	Natural Gas
Has Basement	Yes
Basement	Partial, Unfinished

### **Exterior**

Exterior Features	Balcony, Dog Run, Kennel, Private Yard, Storage
Lot Description	Landscaped, Dog Run Fenced In, Lawn, Pasture
Roof	Asphalt Shingle
Construction	Wood Frame, Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 15th, 2024
Days on Market	220
Zoning	AG

### **Listing Details**

Listing Office            RE/MAX Real Estate (Edmonton)

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.