

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

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MLS® #A2165982

**\$1,199,000**

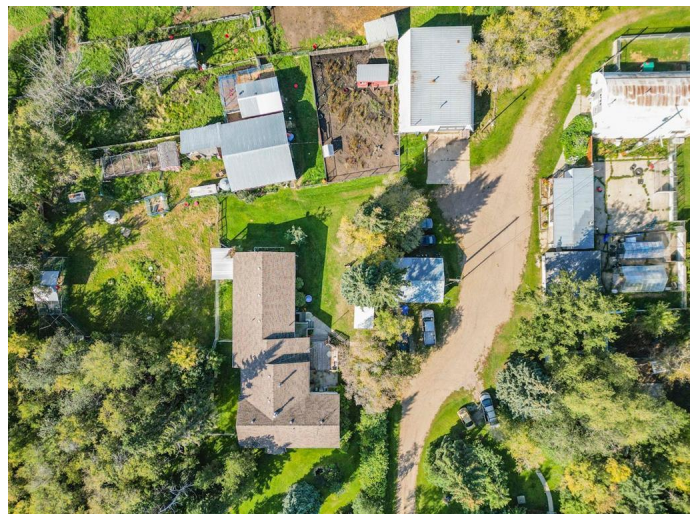
5 Bedroom, 3.00 Bathroom, 3,312 sqft  
Agri-Business on 80.00 Acres

NONE, Rural Leduc County, Alberta

Welcome to your private revenue generating 80 acre paradise. This multi-dweling 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, Natural Gas Connected, Sewer Connected, Water Paid For, Water Connected, Heating Not Paid For
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### Interior

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

### Exterior

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

### Additional Information

Date Listed	September 15th, 2024
Days on Market	311
Zoning	AG

### Listing Details

Listing Office

RE/MAX Real Estate (Edmonton)

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