



**49274 Range Road 225**  
**Rural Leduc County, Alberta**

**MLS # A2295803**



**\$1,590,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,307 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Oversized, Quad or More Attached		
<b>Lot Size:</b>	10.00 Acres		
<b>Lot Feat:</b>	Landscaped, Rolling Slope		

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

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener plus any controls. Fridge/Stove/Dishwasher/Washer/Dryer in 2nd Home, mounts, garage heaters, 10kw Solar System.

\*Subject to Subdivision Approval\* Barely a mile off pavement and only 20 minutes to Leduc - Acreage living at its finest with 2 homes and 3 shops on 10+/- acres!. 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 unique acreage is finished top notch and gives

many live/work options. Full parcel listing available with MLS A2295802.