



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1250 TWP Rd 473 A
Rural Leduc County, Alberta

MLS # A2125946



\$789,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	3	Baths:	3 full / 1 half
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Mulhurst Bay
Basement:	-	LLD:	22-47-1-W5
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: See Remarks

Over 40 acres with beautiful views of Pigeon Lake and the country side. Tree lined winding driveway leading to the yard site at the top of the hill. Built by Darren's Homes, this custom fully finished 1882.72sq/ft 2 storey home boasts hardwood flooring ceramic tiles, a wood burning fireplace, gas fireplace, high ceilings, lots of windows, four bedrooms, 3.5 bathrooms, formal dining room, kitchen with plenty of white cabinets, six burner gas stove, adjacent dinette with views of the lake. Wrap around covered veranda. 24'x44' heated detached garage with cement floor & power. Lovely landscaping, lots of fruit trees, garden area. Area for animals, outbuildings, corral, heated waterer. Shingles were replaced in 2019 with a rubber style.