

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

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MLS® #A2165982

**\$1,199,000**

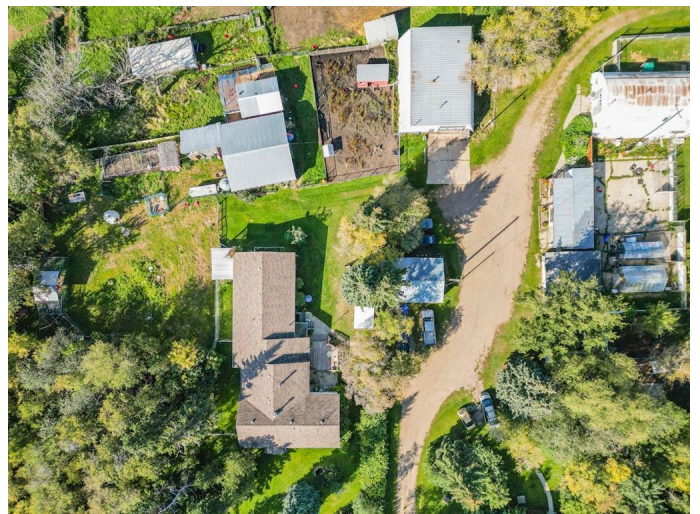
5 Bedroom, 3.00 Bathroom, 3,312 sqft  
Agri-Business on 80.00 Acres

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 | 324                  |
| Zoning         | AG                   |

### Listing Details

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