

Courtesy Of Sheryl Grier Of Blackmore Real Estate

## **\$1,399,900 - 27547 Township Road 502a, Rural Leduc County**

MLS® #E4227846

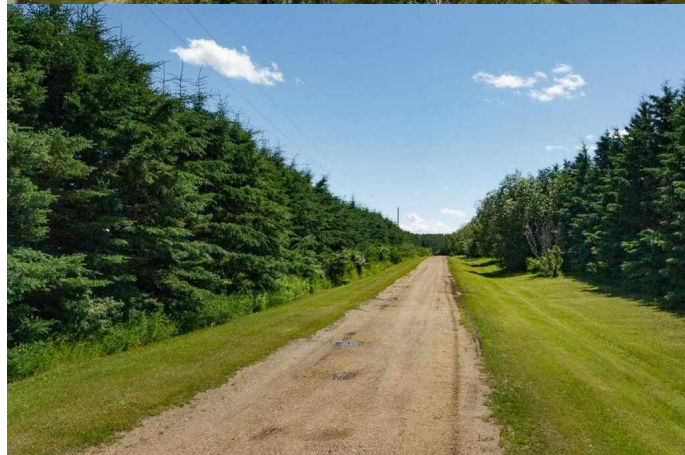
**\$1,399,900**

6 Bedroom, 4.00 Bathroom, 3,132 sqft

Rural on 147.00 Acres

None, Rural Leduc County, AB

The BEST of both worlds! Private & spacious acreage or hobby farm w/ its OWN piece of extraordinary ravine land. Includes a huge shop/work area & beautiful red hip barn & possible sub division PLUS a lovely walkout bungalow backing a ravine w/ creek & endless forest that stuns the senses. With 3100 + square feet on the main floor & ideal space for a suite on the lower level this property offers so much opportunity! Be welcomed by timeless reclaimed brick & the incredible post & beam styled great room w/ adjoining formal dining room perfect for entertaining all w/ a perfect view of ravine & sky! Enjoy creating in the updated kitchen w/ huge island & double gas stove flanked by reclaimed brick. Cozy up to the fireplace next to the kitchen where an eating nook & second living room provide relaxation. A master suite w/ 2 huge closets & spa like bathroom & 3 more bedrooms + full bath & laundry complete main floor. Downstairs you'll find 2 more bedrooms, full bath & sauna & brick fireplace in a huge 3rd living room.



Built in 1978

### **Essential Information**

MLS® #	E4227846
Price	\$1,399,900
Bedrooms	6

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,132
Acres	147.00
Year Built	1978
Type	Rural
Sub-Type	Residential Detached Single Family
Style	Bungalow
Status	ACTIVE
Zone	Zone 90

### **Community Information**

Address	27547 Township Road 502a
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
State	AB
Zip Code	T0C 0V0

### **Amenities**

Features	Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Vaulted Ceiling, Walkout Basement
Parking Spaces	10
Parking	Double Garage Attached, Over Sized
# of Garages	2
Is Waterfront	Yes

### **Interior**

Interior	Carpet, Ceramic Tile
Interior Features	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Baseboard, Fan Coil
Fireplace	Yes
Fireplaces	Brick Facing, Wood
# of Stories	2
Has Basement	Yes
Basement	Full, Fully Finished, Walkout

## Exterior

Exterior	Cedar, Concrete
Exterior Features	Creek, Cross Fenced, Fenced, Flat Site, Fruit Trees/Shrubs, Private Setting, Ravine View, Ski Hill, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

## Additional Information

Date Listed February 6th, 2021

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