




Rural Leduc County **M: 4 R: 27 T: 48 S: 10** **LP: \$400,000**
48162 RGE RD 272 **SP:** **ACTIVE** 

Postal Code: T0C 0V0 **List ID #:** E4318558
Nearest Town: Calmar **Type:** Manufactured Home
Bedrooms: 6 **Year Built:** 1991
Baths: Full: 2 Half: 0 **Zoning:**
Tot Area (SF): 2,074.65 **Condo/HOA:** /
Legal Desc: Plan: 0921176 **Block:** 1 **Lot:** 1

RENOVATED farmhouse chic. NOT IN A SUBDIVISION. Featuring 6 beds & 2 full baths, total of 2,074 sqft on 3.71 acres. BRAND NEW KITCHEN: down to the studs, rebuilt walls, drywall, white cabinets, solid butcher block countertops, s/s appliances, shiplap, subway backsplash, farmhouse sink, light fixtures & custom built walk-in pantry. New plumbing & electrical in kitchen & laundry rm. Laundry rm replaced washer/dryer(2021), tile flooring & wall rebuilt w/ 2x4(Aug2022). Both baths: new toilets, flooring, fixtures. Front bath: new vanity & mirror. Primary suite: to the studs, vapour barrier & new drywall. UPGRADES AUGUST 2022: Poly-b removed, interior painted, ceilings, wainscoting, heat trace on plumbing, new insulation where poly b removed. Furnace(2021), eaves(2021). Outside fully fenced: 3 separate pastures, chicken coups, calf shelter, decks(2022), cistern(2x1750), septic(pump 2022), pressure treated skirting(2021) & garage. Quick access Wizard Lake, HWY 795, Calmar, Leduc, EIA. Starlink Satallite.

Directions: IPHONE: Make sure you select 48162 rr 272 LEDUC COUNTY in maps. Take HWY 39 to Calmar. Go south on HWY 795 all the way till Twp Rd 482, turn right, follow for 5-6 mins than turn left on RR 272.

	1-pc	2-pc	3-pc	4-pc	5-pc	6-pc	Dimension	Lvl	Lvl	Mtr	SqFt	ACClr:
Baths:	4	4					Living Rm: 5.49x4.88	M	ML:			ACCul:
Ensuite:							Dining Rm: 4.88x4.57	M	UL:			ACFnc:
Bds AbGd:	6						Kitchen: 4.88x4.57	M	AG:			ACFree:
Rms AbGd:	9						Family Rm:		LL:			ACIrr:
Addl Rms:	0						Den:		BG:			ACLsh:
FPL Y/N:							Mst bdrm: 4.27x3.35	M	TAG:	192.74	2,074.65	ACPst:
FPL Fuel:							Bedrm 2: 3.96x2.74	M				ACWtr:
Garage:	Yes						Bedrm 3: 4.27x2.74	M				
							Bedrm 4: 3.96x2.74	M				
							Bonus Rm:					

Style:	Single Wide Mobile Home	Other Rms:	Other Room 1 Bedroom
Flooring:	Ceramic Tile, Laminate Flooring, Vinyl Plank		Other Room 2 Bedroom
Construction:	Modular		Other Room 3
Roof :			Other Room 4
Remodeled:			Other Room 5
Exterior:	Vinyl		Other Room 6
Out Bldg:		Foundation:	Piling
Heating Type:	Forced Air-1	Basement:	None
Heating Fuel:	Natural Gas	Bsmt Dev:	No Basement
Parking:	Single Garage Detached	Equip Incl:	
		IrrigEquip:	
Attach Goods Excl:	electric fireplace, freezer, alarm system/cameras/doorpads.	Heat Paid For:	Paid For
		Power Pd For:	Paid For
Goods Incl:	Dishwasher-Built-In, Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings	Water Supply:	Cistern, See Remarks
		Swr/Septic:	Septic Tank & Mound
Site Infl:	Airport Nearby, Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, Schools, Shopping Nearby	Prk Plan Typ:	
		Prk Plan Desc:	
		Prk Pln Unit:	
		Encl Prk:	
		Features:	Deck, Fire Pit, Laundry-Same Floor, R.V. Storage, Vaulted Ceiling

Frontage (M): **Lot Dimen:**
Depth (M): **Lot Shape:**
Road Access: Gravel, Paved **Land Use:**
Conform Rpt: **Yr:** **Front Exp:**

Tax Amount: \$1,911.41 **Tax Year:** 2022
Virtual Tour: URL-Virtual Tour
Brochure: URL-Brochure