

**Rural Leduc County**

27547 TWP 502a

M: 4 R: 27 T: 50 S: 18 Q:

**LP: \$399,900****SP:****ACTIVE****List ID#:** E4159871**Type:****Style:****Year Built:****Full Baths:** 0**Half Baths:****Tot A.G. SqFt:****Nearest Town:** Calmar**Total Acreage:** 12.380**Bdrms Above:** 0**Bdrms Total:****Basement:****Basement Dev:****Tot A.G. SqM:**

Superb location! Your new home situated on 12 acres with a gorgeous ravine as its backyard and reserve land to the west. Your new lifestyle includes unbelievable sunsets and sunrises as you watch the seasons change around you. With easy proximity to Edmonton, Devon and Leduc, not to mention the International Airport, you will have found your own oasis to build your dream home as well as enjoy all that city living offers.

**Directions:****Virtual Tour:** <https://youtu.be/2LifAT5RxQM>**Brochure:** <http://www.12acres-LeducCounty.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	Mtr2	SqFt
<b>Baths:</b>							<b>Main:</b>		
<b>Ensuite Baths:</b>							<b>Upper:</b>		
<b>Finished Lvl:</b>							<b>Abv Grd:</b>		
<b>Fireplace:</b>							<b>Lower:</b>		
<b>Parking:</b>							<b>Blw Grd:</b>		
							<b>Total A.G.:</b>		
<b>Living Rm:</b>							<b>Master Bdrm:</b>		
<b>Dining Rm:</b>							<b>Bedroom 2:</b>		
<b>Kitchen:</b>							<b>Bedroom 3:</b>		
<b>Family Rm:</b>							<b>Bedroom 4:</b>		
<b>Den:</b>									
<b>Bonus Rm:</b>									

**Flooring:****Construction:****Roof:****Exterior:****Foundation:****Heat Type:****Heat Source:****Site Influen:** Airport Nearby, Creek, Environmental Reserve, Flat Site, Level Land, Ravine View**Features:****Goods Incl:****Goods Exclud:****Restrictions:** None Known**Warranty:****Heat Paid For:** None**Power:** None**Water Supply:** None**Swr/Septic:** None**Out Buildings:****Condo Name:****Condo Fee:****Condo Fee****Schedule:****Condo Fee****Frontage (M):****Depth (M):****Road Access:** Gravel**Conform:****Taxes:** \$0.00**Lot Dimen:****Lot Shape:****Land Use:****Front Expos:****Conform Year:****Tax Year:** 2019