



Rural Leduc County

26555 Twp 481

M: 4 R: 26 T: 48 S: 6 Q: NW

LP:

\$179,000

SP:



ACTIVE

List ID#: E4125087

Type:

Nearest Town: Calmar

Style:

Total Acreage: 3.43

Year Built:

Bdrms Above: 0 **Bdrms Total:**

Full Baths: 0

Basement:

Half Baths:

Basement Dev:

Tot A.G. SqFt:

Tot A.G. SqM:

Very private 3.43 acres in a natural treed setting located at Bright Future Estates which is located south of Calmar close to Wizard Lake. Only 30 minutes to Leduc, Edmonton International Airport and Nisku. Minutes to New Humble School. Paved road in subdivision. Only 1/4 mile off pavement SH 795. Front of the land is 50 m, back is 80.36. Sides are 231.56 m & 205.81 m. Services to property line include underground power, natural gas, telephone. Beautiful, secluded and peaceful setting to build your dream home. GST is applicable.

Directions: South of Calmar on SH 795, turn east at Twp 481 then to Bright Future Estates. On south side of road.

Virtual Tour:

Brochure:

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

Flooring:
Construction:
Roof:
Exterior:

Foundation:
Heat Type:
Heat Source:

Site Influen: Golf Nearby, Private Setting, Schools, Treed Lot

Features:

Goods Incl:

Goods Exclud:

Restrictions: Restrictive Covenant-Bldg, Utility Right Of Way

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, Paved Driveway to House
Conform:
Taxes: \$4.29

Conform Year:
Tax Year: 2017

Lot Dimen:
Lot Shape:
Land Use:
Front Expos: