FRE AUCTIONS

# ONLINE AUCTION

*Conditions Will Be Considered*

ROYAL PARK REALTY™



## LUXURY RIVER VALLEY CUSTOM HOME ON ±102 ACRES — A RARE OFFERING OF SECLUSION WITH URBAN AMENITIES

51271 Range Road 30, Leduc County, Alberta, Canada T0C 2T0

**MINIMUM BID: $499,000**

*Previous List: $1,150,000*

FRE Auctions and Royal Park Realty are pleased to present the Online Auction Plus® event (allows for conditions) on the River valley estate featuring a ±5,350 sq ft residence on ±102 acres of private scenic land in the North Saskatchewan River Valley.

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.

### PROPERTY HIGHLIGHTS

- 6 bedrooms
- 4 full bathrooms
- 3 gas fireplaces
- 2 Arctic Spas hot tubs
- 5 furnaces, instant hot water system, back up generator

**±233.5 ADJACENT ACRES AVAILABLE BY SEPARATE AUCTION, PLEASE VISIT FRE.COM/578C1**

**FRE.com/577D21**

*For additional property details, downloadable due diligence & auction info*




## ESTATE FEATURES

- Exceptional river valley estate setting with outstanding privacy and natural surroundings
- ±102 acres of private land with panoramic views
- Substantial ±5,353 sq ft residence offering scale and flexibility
- Fully self-contained secondary suite for guests caretaker use
- Strong on-site infrastructure supporting year-round comfort and reliability
- Multiple buildings providing versatile estate use options

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