

## \$629,000 - 23212 Twp Rd 484, Rural Leduc County

MLS® #E4414107

**\$629,000**

4 Bedroom, 2.00 Bathroom, 1,484 sqft

Rural on 11.27 Acres

None, Rural Leduc County, AB

Country living at its best; very private setting located only 1.3 km off pavement in Leduc County. This 1484 sq. ft. bungalow has a bright kitchen with wood cabinets, appliances and large dining area. Patio doors provide lots of natural light and lead to a West facing deck, which overlooks the sloping yard. The large living room window also provides plenty of sunlight and boasts natural hardwood. Two bedrooms and a 4 pce bath add to the main living area. A large family room complete with a wood burning stove, also has a garden door leading to a second deck. Fully finished basement has 2 bedrooms, large rec room, bath and laundry area. The recently built double detached garage measures 24' X 30'. There's a 34' x 76' round roofed metal shed for storing your RV and yard equipment. The yard is landscaped and as you drive into the driveway, the property gently slopes towards the house and garage. An excellent 11.27 acres to call HOME!

Built in 1965

### Essential Information

MLS® #	E4414107
Price	\$629,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,484
Acres	11.27
Year Built	1965
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	23212 Twp Rd 484
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 1Z0

### **Amenities**

Features	Deck, Hot Water Natural Gas, Parking-Visitor, R.V. Storage, Vinyl Windows
Parking Spaces	4

### **Interior**

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Private Setting, Rolling Land, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	November 20th, 2024
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Days on Market 113  
Zoning Zone 80



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