

# **\$650,000 - 23244 Twp Road 484, Rural Leduc County**

MLS® #E4432276

**\$650,000**

3 Bedroom, 3.00 Bathroom, 1,518 sqft

Rural on 39.51 Acres

None, Rural Leduc County, AB

Welcome to your private paradise on 39.51 acres! This walkout bungalow offers peace, privacy & endless potential. Only 20 minutes to Leduc or Wetaskiwin. The updated kitchen boasts sleek black granite countertops, stainless steel appliances and stunning wood cabinets, while black shiplap walls in the living room add a modern farmhouse touch. Soak up the sunshine from the south-facing windows or stay cool with central AC. 2 bedrooms up, 1 down, plus 3 full baths including a 4pc ensuite. The fully finished walkout basement features a wood stove, rec space, bar & patio access with a spacious laundry room & additional storage room. Enjoy forest views from the upper & lower back deck or sip coffee on the expansive front composite Trek deck. Heated Triple detached garage (30x40), brand new powered (30x60) Quonset, dugout for livestock, Quad trails surround you for adventure. Auto Mower & Sensors to mow for You! Shingles redone (2023) on house & garage. The perfect blend of country charm & modern comfort awaits!

Built in 2004

## **Essential Information**

MLS® # E4432276

Price \$650,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,518                  |
| Acres          | 39.51                  |
| Year Built     | 2004                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 23244 Twp Road 484 |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 1X1            |

### Amenities

|          |  |
|----------|--|
| Features | Air Conditioner, Bar, Deck, Front Porch, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, R.V. Storage, Secured Parking, Walkout Basement |
|----------|--|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Modular  |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Private Setting |
| Construction      | Modular  |
| Foundation        | Concrete Perimeter                                 |

### Additional Information

Date Listed April 23rd, 2025

Days on Market 1

Zoning Zone 80

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Listing information last updated on April 24th, 2025 at 2:17am MDT