

# \$599,000 - 4312 Twp Road 494, Rural Leduc County

MLS® #E4426257

**\$599,000**

3 Bedroom, 1.50 Bathroom, 1,266 sqft

Rural on 158.02 Acres

None, Rural Leduc County, AB

158.02 Acres with a 1265.85 sq/ft home and a 40'x32' shop. Inside the home the main level consists of a Kitchen, Dining, Living Room, 4 piece Bathroom, Laundry, Pantry, and Three Bedrooms with the Primary having its own 2 piece Ensuite Bathroom. The full basement is unfinished but does have 2 rooms framed. The insulated shop is metal clad with a metal roof, power, and has a cement parking pad on one side. Approximately 87+/- acres of hay land and has a creek through it with lots of beautiful views and trees. Some Fencing is in place with 2 waterers for animals. Borders Nature Conservancy Canada Perkins Property Upper North Saskatchewan River Basin Natural Area. Altalink power line revenue of \$3000+/- per year. Dead end road runs along one side.

Built in 1973

## Essential Information

MLS® #	E4426257
Price	\$599,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,266
Acres	158.02



Year Built	1973
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	4312 Twp Road 494
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 0P0

### **Amenities**

Features	Deck, Parking-Extra, Workshop, See Remarks
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cross Fenced, Private Setting, Rolling Land, Treed Lot, See Remarks, Partially Fenced
Construction	Wood
Foundation	Block

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	18
Zoning	Zone 90

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Listing information last updated on April 5th, 2025 at 4:32pm MDT