

\$2,250,000 - 26304 Twp Rd 502, Rural Leduc County

MLS® #E4383521

\$2,250,000

3 Bedroom, 3.00 Bathroom, 1,643 sqft

Rural on 154.91 Acres

None, Rural Leduc County, AB

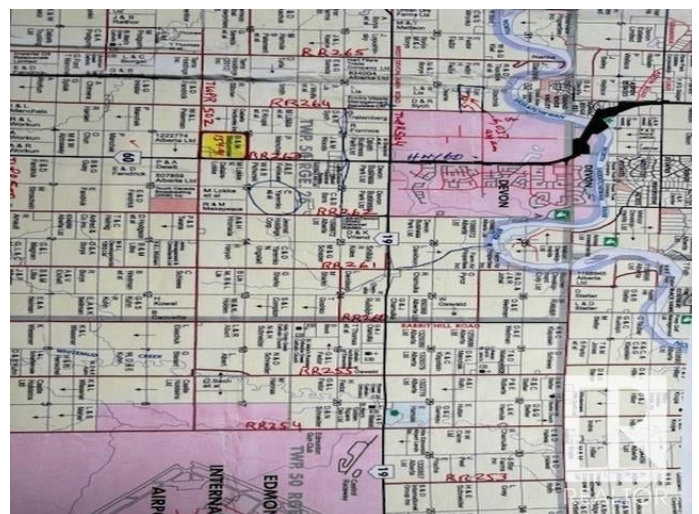
One of a kind property is a must see, you have opportunity to own 154.91 acres, plus 1643 sqft bungalow and various other farm buildings that includes, garden house, barn - 4 stall, Quonset, Chicken coop building, side barn, located on the corner of Hwy 60 and TWPR 502 in Leduc county. This gorgeous custom built home offers large country style kitchen, has Corian countertops, solid oak cabinets, marble flooring, 3 bedrms on main, primary bedrm has 3 pc ensuite, 3 pc main bath, family room has wood burning fireplace with electric insert, formal dinning room. 3 season sunroom is electro-sprayed Aluminum (will not rust) has hot tub that stays, double attached garage has floor heating, breezeway from garage to home. Separate entry @ the basement, basement has floor heating and a 2nd laundry, New furnace 2019, two hot water tanks changed 2018, Central vac system, Veranda wraps around 3 sides - duradek. 2 hydrants, 3 waterers, 4 yard lights, 2 drilled wells, septic tank with open discharge. Oil revenue is about \$37,290 a year

Built in 1993

Essential Information

MLS® # E4383521

Price \$2,250,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,643 |
| Acres | 154.91 |
| Year Built | 1993 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 26304 Twp Rd 502 |
| Area | Rural Leduc County |
| Subdivision | None |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9G 0G8 |

Amenities

| | |
|----------|-------------------------------|
| Features | Hot Tub, Sunroom, See Remarks |
|----------|-------------------------------|

Interior

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

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior | Wood |
| Exterior Features | Airport Nearby, Fenced, See Remarks |
| Lot Description | 6,747,879.6 sqft |
| Construction | Wood |
| Foundation | Preserved Wood |

Additional Information

Date Listed April 22nd, 2024

Days on Market 363

Zoning Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 7:47pm MDT