

\$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
----------	--

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	16
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 3rd, 2025 at 8:32pm MDT