

## \$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

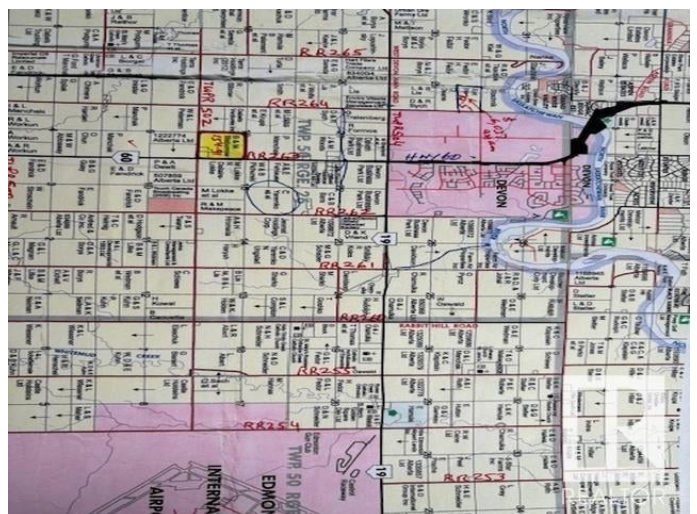
One of a kind property is a must see, you have opportunity to own 154.91 acres, plus 1643 sqft bungalow and various other farm buildings that includes, garden house, barn - 4 stall, Quonset, Chicken coop building, side barn, located on the corner of Hwy 60 and TWPR 502 in Leduc county. This gorgeous 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
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### **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 373

Zoning Zone 90

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Listing information last updated on April 30th, 2025 at 5:02pm MDT