

Courtesy Of Mike Marsh and Marko Koltalo Of Grassroots Realty Group

## \$469,000 - 3354 Twp Road 500, Rural Leduc County

MLS® #E4423804

**\$469,000**

4 Bedroom, 1.00 Bathroom, 1,456 sqft

Rural on 12.28 Acres

None, Rural Leduc County, AB

Escape to the country with this beautifully maintained 12-acre homestead nestled on a quiet, secondary highway just outside Warburg. This open-concept home features vaulted ceilings, a stunning stone fireplace, hardwood floors, and elegant crown molding. Upgrades include high-efficiency windows & siding (2020) & a new well pump/water system (2021), tastefully renovated bedrooms & bathroom in Dec2024. The full, unfinished basement offers loads of potential with 2 roughed-in bedrooms & a bathroom, ready for your personal touch. Outdoors, the property is fully fenced & secure for dogs and cross-fenced 2x4 welded wire pastures, complete with an auto-waterer! Additional features: an older shop with concrete floor, 10x10 greenhouse, and a rustic 10x10 chicken coop. Nature lovers will be in paradise with mature apple trees, a half-acre of Saskatoon bushes, newly planted plum and pear orchard (2023), mature raspberry canes, and raised garden beds for vegetables. No immediate neighbors & views galore!

Built in 1940

### Essential Information

MLS® # E4423804

Price \$469,000



Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,456
Acres	12.28
Year Built	1940
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	3354 Twp Road 500
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2T0

### Amenities

Features	Dog Run-Fenced In, Greenhouse
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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	Cross Fenced, Fenced, Fruit Trees/Shrubs, Hillside, Rolling Land, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Block

### Additional Information

Date Listed	March 4th, 2025
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Days on Market 46

Zoning Zone 90

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Listing information last updated on April 19th, 2025 at 7:32am MDT