

Courtesy Of Amanda N Gering Of Liv Real Estate

# \$650,000 - 23244 Twp Road 484, Rural Leduc County

MLS® #E4432276

**\$650,000**

3 Bedroom, 3.00 Bathroom, 1,518 sqft

Rural on 39.51 Acres

None, Rural Leduc County, AB

Welcome to your private paradise on 39.51 acres! This walkout bungalow offers peace, privacy & endless potential. Only 20 minutes to Leduc or Wetaskiwin. The updated kitchen boasts sleek black granite countertops, stainless steel appliances and stunning wood cabinets, while black shiplap walls in the living room add a modern farmhouse touch. Soak up the sunshine from the south-facing windows or stay cool with central AC. 2 bedrooms up, 1 down, plus 3 full baths including a 4pc ensuite. The fully finished walkout basement features a wood stove, rec space, bar & patio access with a spacious laundry room & additional storage room. Enjoy forest views from the upper & lower back deck or sip coffee on the expansive front composite Trek deck. Heated Triple detached garage (30x40), brand new powered (30x60) Quonset, dugout for livestock, Quad trails surround you for adventure. Auto Mower & Sensors to mow for You! Shingles redone (2023) on house & garage. The perfect blend of country charm & modern comfort awaits!

Built in 2004

## Essential Information

MLS® # E4432276

Price \$650,000

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,518
Acres	39.51
Year Built	2004
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	23244 Twp Road 484
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 1X1

### **Amenities**

Features	Air Conditioner, Bar, Deck, Front Porch, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, R.V. Storage, Secured Parking, Walkout Basement
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### **Interior**

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

### **Exterior**

Exterior	Modular
Exterior Features	Backs Onto Park/Trees, Landscaped, Private Setting
Construction	Modular
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 23rd, 2025

Days on Market 1

Zoning Zone 80

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Listing information last updated on April 24th, 2025 at 10:33am MDT