

Courtesy Of Dave Cousins Of RE/MAX River City

## \$439,900 - 27438 Twp Road 490, Rural Leduc County

MLS® #E4436420

**\$439,900**

2 Bedroom, 2.00 Bathroom, 959 sqft

Rural on 9.56 Acres

None, Rural Leduc County, AB

Dreaming of country living? This 9.56 acre property might be the one for you! Almost new modular home (2023) in great condition with well and septic. Inside, a welcoming living area blends convenience with rustic warmth. In the living room, the wood-burning stove serves as a focal point, while expansive windows invite natural light & offer views of the property. The kitchen showcases the natural light and has plenty of cabinet and counter space. 2 bedrooms, 2 bathrooms (including ensuite) and 1,056 sq ft ensure plenty of room and the primary suite includes a walk-in closet. Outside there are mature trees, lawns, a shed, and so much space! Majority of the property is level and likely sub-dividable.

Built in 2022

### Essential Information

MLS® #	E4436420
Price	\$439,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	959
Acres	9.56
Year Built	2022
Type	Rural



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	27438 Twp Road 490
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### Amenities

Features	Deck, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Modular
Exterior Features	No Back Lane, No Through Road, Not Fenced, Private Setting, See Remarks
Construction	Modular
Foundation	Slab

### Additional Information

Date Listed	May 14th, 2025
Days on Market	33
Zoning	Zone 90

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Listing information last updated on June 16th, 2025 at 2:17am MDT