

\$625,000 - 2347 Twp Road 494, Rural Leduc County

MLS® #E4438168

\$625,000

5 Bedroom, 2.00 Bathroom, 2,053 sqft

Rural on 22.17 Acres

None, Rural Leduc County, AB

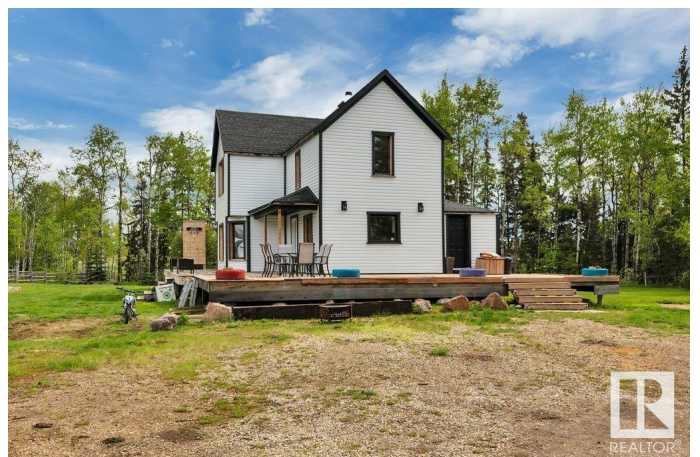
TIMELESS CHARM! TREED & SERENE!
BEAUTIFULLY UPDATED! Searching for a **RENOVATED** character farmhouse with room for horses & animals? Craving peace & quiet surrounding a creek & ravine; you won't find another home like it. This 2052 sq ft 5 bedroom 2 bath home (on a 2011 foundation) has been substantially upgraded! Feat: brand new kitchen cabinets & countertops, siding, vinyl plank flooring, paint, eavestroughs & more! Wrap around deck leads inside to your open concept main floor; tons of natural light! Two bedrooms on the main, 3 pce bath & living / kitchen / dining. Upstairs brings 3 bedrooms, 4 pce bath & laundry. Basement is unfinished, but bathroom roughed in & space for another bedroom or develop your rec room! The land is cross fenced with corrals, shelters, waterers and a pond for all of your animal's needs. Room to add an attached garage & 32x92' tarp quonset providing you room for vehicles, equipment, campers, & toys! A rare package only 30 mins to Leduc. The unicorn of the county, a must see!

Built in 2011

Essential Information

MLS® # E4438168

Price \$625,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,053
Acres	22.17
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2347 Twp Road 494
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2T0

Amenities

Features	Ceiling 9 ft., Deck, R.V. Storage
----------	-----------------------------------

Interior

Heating	Forced Air-1, Propane
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Private Setting, Stream/Pond
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 23rd, 2025
Days on Market	21
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 June 13th, 2025 at 4:02pm MDT