

# **\$1,380,000 - 22252 Township Road 505, Rural Leduc County**

MLS® #E4465530

**\$1,380,000**

6 Bedroom, 3.50 Bathroom, 2,071 sqft

Rural on 12.97 Acres

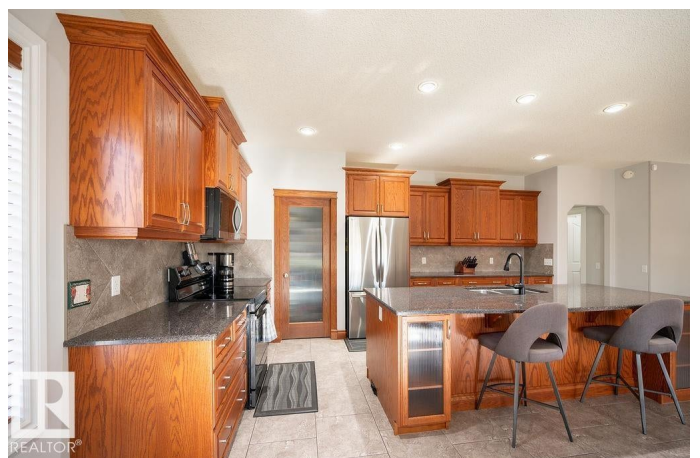
None, Rural Leduc County, AB

Welcome to this exceptional custom-built home on 12.97 acres in desirable Leduc County, lovingly maintained by the original owner. The main floor features a spacious open kitchen and cozy living room with gas fireplace. With 5 bedrooms plus an office and 4 bathrooms—one with a sauna—there's space for everyone. The walkout basement includes a wet bar and access to the garage. Outside, enjoy a fully fenced backyard with garden, two dog runs, and firepit area. The wired Quonset has radiant heat, rough-ins for water, septic, and a wood stove. Powered gates and driveway lighting add convenience. Hobby farmers will love the ready-to-use chicken coop and pig pen. Wander scenic walking trails or relax at the private campfire and cook shack tucked in the trees. This one-of-a-kind property is more than a home—it's a retreat and a rare chance to own your own piece of country paradise.

Built in 2010

## **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4465530    |
| Price    | \$1,380,000 |
| Bedrooms | 6           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,071                  |
| Acres          | 12.97                  |
| Year Built     | 2010                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 22252 Township Road 505 |
| Area        | Rural Leduc County      |
| Subdivision | None                    |
| City        | Rural Leduc County      |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T0B 3M2                 |

### Amenities

|          |                                                                                          |
|----------|------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Ceiling 9 ft., Deck, Fire Pit, Vinyl Windows, Walkout Basement, Wet Bar |
|----------|------------------------------------------------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood                                                          |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land |
| Construction      | Wood                                                          |
| Foundation        | Concrete Perimeter                                            |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | November 12th, 2025 |
|-------------|---------------------|

Days on Market 7

Zoning Zone 52

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Listing information last updated on November 19th, 2025 at 9:17am MST