

## \$129,000 - 20 3166 Hwy 622, Rural Leduc County

MLS® #E4438176

**\$129,000**

2 Bedroom, 1.00 Bathroom, 914 sqft

Rural on 0.51 Acres

St. Francis, Rural Leduc County, AB

Affordable and full of potential, this mobile home is situated on a spacious 0.51-acre lot, providing ample room for outdoor activities or future improvements. Move-in ready with opportunities to customize to your taste, the home features 2 bedrooms and 1 bathroom with direct access to the main bedroom. A handy insulated storage shed adds extra space for tools or equipment, as well as an out-building at the rear of the property. Low maintenance yard backed by aspen poplars. Conveniently located on pavement near Warburg and just 30 minutes from Leduc, Drayton Valley, and Stony Plain, this property is perfect as a quiet retreat, investment, or starter home.

Built in 1978

### Essential Information

MLS® #	E4438176
Price	\$129,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	914
Acres	0.51
Year Built	1978
Type	Rural



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	20 3166 Hwy 622
Area	Rural Leduc County
Subdivision	St. Francis
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2T0

### Amenities

Features	Parking-Extra
----------	---------------

### Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior Features	Flat Site, Treed Lot
Foundation	Block

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	71
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 August 2nd, 2025 at 5:32pm MDT