

\$784,900 - 22244 Twp Road 505, Rural Leduc County

MLS® #E4450533

\$784,900

5 Bedroom, 2.50 Bathroom, 2,462 sqft

Rural on 4.32 Acres

None, Rural Leduc County, AB

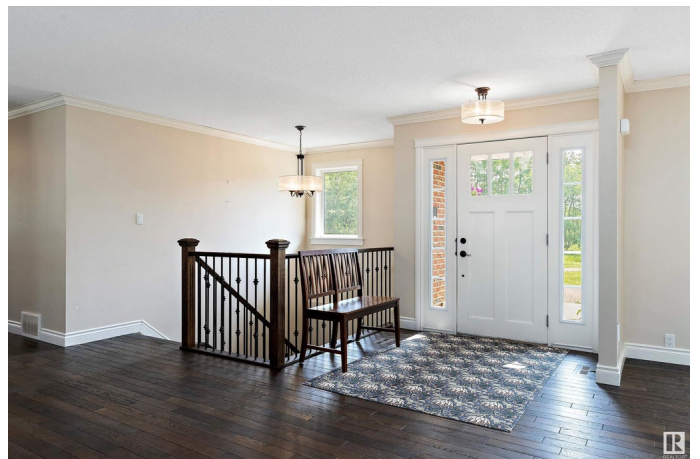
Tucked away on a secluded, treed lot, this beautifully updated acreage offers peace, privacy, and practicality. Originally built in 1981, the home was relocated onto a brand new 9-foot concrete walkout basement in 2014 and extensively renovated by a renowned local builder. Featuring upgraded 2x6 exterior walls and newer windows, with all major infrastructure being new in 2014, including 2 HE furnaces, 3,700-gallon cistern & water system, & aerobic septic system (premium setup), The oversized 26' x 21'2" garage includes a 26'3" x 9'1" workshop space—perfect for hobbyists or professionals—with extra plugs and upgraded electrical capacity for welders, table saws, etc. A massive wraparound pressure-treated deck provides the perfect space for outdoor entertaining or simply enjoying the quiet surroundings. The home is set well back from the road, accessible by a gravel driveway with a convenient turnaround, ensuring complete privacy. 12 minutes to school & groceries, either to New Sarepta or Cooking Lake

Built in 1973

Essential Information

MLS® # E4450533

Price \$784,900



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,462
Acres	4.32
Year Built	1973
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	22244 Twp Road 505
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0M 2M3

Amenities

Features	Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows, Walkout Basement, 9 ft. Basement Ceiling
Parking Spaces	4

Interior

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

Exterior

Exterior	Wood
Exterior Features	Landscaped, Low Maintenance Landscape, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed July 31st, 2025
Days on Market 2
Zoning Zone 80

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