

## **\$589,000 - 28154 Twp Rd 485, Rural Leduc County**

MLS® #E4462274

**\$589,000**

3 Bedroom, 2.00 Bathroom, 1,212 sqft

Rural on 54.31 Acres

None, Rural Leduc County, AB

Situated on 54.31 acres is a Well Kept 1212sq/ft Home, Barn, Shop, and more! Inside the 2003 built home is an open concept Living Room, Dining Room, and Kitchen with a Corner pantry. Past that is the Primary Bedroom with a 4 piece Ensuite Bathroom and Walk-in Closet. On the other side of the home is Two more Bedrooms and Another 4 piece Bathroom. The centrally located Laundry Room and Mudroom complete the floorplan. The 31'x24' Shop is Metal Cladded on the outside and has Power. The 24'x20' Barn is Insulated and has a Chicken Coop on the side. The 20'x10' Shed is Insulated, has Heat, Power, and a lean off the side for extra storage. Another Shed and Pumphouse complete the outbuildings. The Property is Perimeter Fenced and Cross Fenced with pens set up perfectly for animals with a live stock waterer. This Beautiful property shows off its pride of ownership inside and out welcoming its new owners to the country!

Built in 2003

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4462274  |
| Price     | \$589,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,212                  |
| Acres          | 54.31                  |
| Year Built     | 2003                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 28154 Twp Rd 485   |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0C 2P0            |

### Amenities

|          |                             |
|----------|-----------------------------|
| Features | Deck, Fire Pit, See Remarks |
|----------|-----------------------------|

### Interior

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

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood                                                          |
| Exterior Features | Cross Fenced, Fenced, Private Setting, Treed Lot, See Remarks |
| Construction      | Wood                                                          |
| Foundation        | Piling, See Remarks                                           |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 24                 |
| Zoning         | Zone 90            |

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