

## \$599,000 - 28171 Twp Road 502, Rural Leduc County

MLS® #E4435155

**\$599,000**

2 Bedroom, 1.50 Bathroom, 994 sqft

Rural on 5.29 Acres

None, Rural Leduc County, AB

5.29 gorgeous acres with amenities for all. SET UP FOR HORSES & HEATED SHOP FOR THE TOYS. Extensively remodeled home with a spacious great room concept for family & entertaining. Vaulted ceilings, hand scraped engineered hardwood floors, gas fireplace, huge country style kitchen with bar seating, stainless steel appliances, gas range, pantry and more. Fully developed basement with infloor radiant heating & newer furnace. Large front entry with bench seating & storage tying in the 24x24 heated attached garage. 26x52 heated shop with 12ft ceilings. Two overhead 16x10 doors, with second set of sliding doors keeping the character of this meticulous yardsite. 18x44 storage building & tack room. 14x20 hayshed. All outbuildings are metal clad for low maintenance & longevity. Year round automatic livestock waterer. Outdoor riding ring (or a great garden area) & fenced paddocks. Towering spruce trees & a mature yardsite. 25 minutes to the Airport. Enjoy the space & tranquillity this country home has to offer.

Built in 1980

### Essential Information

MLS® # E4435155

Price \$599,000



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	994
Acres	5.29
Year Built	1980
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	28171 Twp Road 502
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### **Amenities**

Features	Deck, Vinyl Windows
Parking Spaces	40

### **Interior**

Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, Landscaped, Level Land
Construction	Wood
Foundation	Insulated Concrete Form

### **Additional Information**

Date Listed May 7th, 2025

Days on Market 4

Zoning Zone 90

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Listing information last updated on May 11th, 2025 at 8:32am MDT