

## \$625,000 - 2347 Twp Road 494, Rural Leduc County

MLS® #E4438168

**\$625,000**

5 Bedroom, 2.00 Bathroom, 2,053 sqft

Rural on 22.17 Acres

None, Rural Leduc County, AB

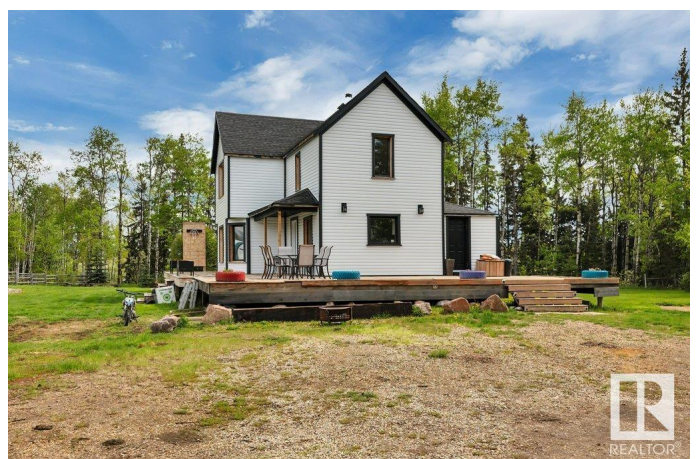
**TIMELESS CHARM! TREED & SERENE!**  
**BEAUTIFULLY UPDATED!** Searching for a **RENOVATED** character farmhouse with room for horses & animals? Craving peace & quiet surrounding a creek & ravine; you won't find another home like it. This 2052 sq ft 5 bedroom 2 bath home (on a 2011 foundation) has been substantially upgraded! Feat: brand new kitchen cabinets & countertops, siding, vinyl plank flooring, paint, eavestroughs & more! Wrap around deck leads inside to your open concept main floor; tons of natural light! Two bedrooms on the main, 3 pce bath & living / kitchen / dining. Upstairs brings 3 bedrooms, 4 pce bath & laundry. Basement is unfinished, but bathroom roughed in & space for another bedroom or develop your rec room! The land is cross fenced with corrals, shelters, waterers and a pond for all of your animal's needs. Room to add an attached garage & 32x92' tarp quonset providing you room for vehicles, equipment, campers, & toys! A rare package only 30 mins to Leduc. The unicorn of the county, a must see!

Built in 2011

### Essential Information

MLS® # E4438168

Price \$625,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	2,053
Acres	22.17
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2347 Twp Road 494
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2T0

### Amenities

Features	Ceiling 9 ft., Deck, R.V. Storage
----------	-----------------------------------

### Interior

Heating	Forced Air-1, Propane
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Private Setting, Stream/Pond
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	42
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 July 3rd, 2025 at 10:47pm MDT