

## \$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

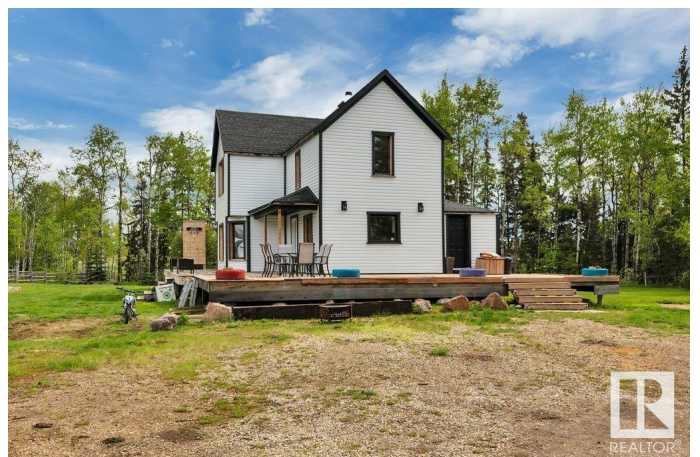
**TIMELESS CHARM! TREED & SERENE!**  
**BEAUTIFULLY UPDATED!** Searching for a **RENOVATED** character farmhouse with room for horses & animals? Craving peace & quiet surrounding a creek & ravine; you won't find another home like it. This 2052 sq ft 5 bedroom 2 bath home (on a 2011 foundation) has been 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 | 52             |
| Zoning         | Zone 90        |

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Listing information last updated on July 14th, 2025 at 12:32pm MDT