

# \$1,095,000 - 1240 Twp 502, Rural Leduc County

MLS® #E4338293

**\$1,095,000**

1 Bedroom, 2.00 Bathroom, 1,511 sqft

Rural on 159.90 Acres

None, Rural Leduc County, AB

Spectacular hidden gem on 159.9 acres backing onto a creek that feeds into the North Saskatchewan river. It's a very private mostly treed parcel with views of the country side and ravine. Nice place to hideaway and enjoy nature, lots of wildlife great for quadding and snowmobiling. There is a 1500 square foot home with in floor heating. There is a small separate guest house, and double garage. Newer 40x60 shop concrete floor and in floor heating, also 220 power. GST is applicable

Built in 2001

## Essential Information

|                |                                    |
|----------------|------------------------------------|
| MLS® #         | E4338293                           |
| Price          | \$1,095,000                        |
| Bedrooms       | 1                                  |
| Bathrooms      | 2.00                               |
| Full Baths     | 2                                  |
| Square Footage | 1,511                              |
| Acres          | 159.90                             |
| Year Built     | 2001                               |
| Type           | Rural                              |
| Sub-Type       | Residential Detached Single Family |
| Style          | 2 Storey                           |

## Community Information



|             |                    |
|-------------|--------------------|
| Address     | 1240 Twp 502       |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0C 2P0            |

### Amenities

|              |                       |
|--------------|-----------------------|
| Amenities    | R.V. Storage          |
| Features     | R.V. Storage          |
| Parking      | Quad or More Detached |
| # of Garages | 4+                    |

### Interior

|                   |   |
|-------------------|---|
| Interior          | Laminate Flooring, Linoleum   |
| Interior Features | Hot Tub, Dryer, Hood Fan, Refrigerator, Satellite TV Dish, Storage Shed, Stove-Electric, Washer |
| Heating           | In Floor Heat System  |
| # of Stories      | 2   |
| Basement          | No Basement, None   |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Vinyl                                 |
| Exterior Features | Recreation Use, River View, Treed Lot |
| Construction      | Wood Frame                            |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 1st, 2023 |
|-------------|---------------|

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 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 May 18th, 2024 at 9:31am MDT