

## \$939,000 - 2047 Twp Road 495 A, Rural Leduc County

MLS® #E4455320

**\$939,000**

4 Bedroom, 3.00 Bathroom, 1,466 sqft

Rural on 35.12 Acres

None, Rural Leduc County, AB

Great opportunity to live and have your business on the same Property! Beautiful private setting with trees, a creek and all located on pavement. This 35.12 acres hosts a 1465.73 sq/ft house with a 20x28 attached garage with a creek behind it and sheltered from the industrial yard. The graveled industrial yard is set up to move right in. On it is a 50x29 heated and insulated quonset with power and a cement floor. A 40x80 Fully finished Shop metal clad inside and out with 2 overhead doors (12x14 and 16x14), heated, insulated, power, mezzanine, 3pc bathroom, with offices and lunch room in the front. A 50x80 drive through shop (18x14 doors) with power, heat, fully insulated with an mezzanine, spray booth, and office with two more overhead doors off the side. This property is situated in a private beautiful location.

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455320  |
| Price          | \$939,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,466     |



|            |                        |
|------------|------------------------|
| Acres      | 35.12                  |
| Year Built | 1978                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2047 Twp Road 495 A |
| Area        | Rural Leduc County  |
| Subdivision | None                |
| City        | Rural Leduc County  |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T0C 2P0             |

### Amenities

|          |                                                          |
|----------|----------------------------------------------------------|
| Features | Deck, Parking-Extra, R.V. Storage, Workshop, See Remarks |
|----------|----------------------------------------------------------|

### Interior

|                   |                        |
|-------------------|------------------------|
| Interior Features | ensuite bathroom       |
| Heating           | Baseboard, Natural Gas |
| Fireplace         | Yes                    |
| Stories           | 2                      |
| Has Basement      | Yes                    |
| Basement          | Full, Finished         |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood                                                      |
| Exterior Features | Private Setting, Treed Lot, See Remarks, Partially Fenced |
| Construction      | Wood                                                      |
| Foundation        | Concrete Perimeter                                        |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 63                |
| Zoning         | Zone 90           |

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