

## \$690,000 - 47308 Rge Rd 22, Rural Leduc County

MLS® #E4462152

**\$690,000**

3 Bedroom, 2.00 Bathroom, 1,489 sqft

Rural on 160.00 Acres

None, Rural Leduc County, AB

Discover your own Paradise with this Expansive 160 acre Property! Featuring approximately 30 acres of cleared area for horses or livestock & the remainder filled with Spruce, Poplar, Pine & Tamarack! This land is not only beautiful but also a Haven for Wildlife, making it ideal for hunters or outdoors people! A winding creek goes through the property along with trails for walking, cross country skiing, ATV'ing or horse riding. The property has a mobile home with 3 bedrooms, open kitchen, dining area with sliding doors to the deck & living area. Lined in pine wood the cozy family room has a wood stove with windows on three sides to enjoy the picturesque view. Triple detached garage with 220 wiring. Corrals close to the yard & back of the property there is approx. 30 acres of cleared fenced area to house livestock. This property is located one mile directly west from Zeiner Park. Whether you're seeking a recreational retreat or a forever home, this property offers endless possibilities. Welcome Home!

Built in 1987

### Essential Information

MLS® # E4462152

Price \$690,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,489                  |
| Acres          | 160.00                 |
| Year Built     | 1987                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 47308 Rge Rd 22    |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0C 2V0            |

### Amenities

|          |      |
|----------|------|
| Features | Deck |
|----------|------|

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | ensuite bathroom                           |
| Heating           | Baseboard, Forced Air-1, Electric, Propane |
| Fireplace         | Yes                                        |
| Stories           | 1                                          |
| Has Basement      | Yes                                        |
| Basement          | None, No Basement                          |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Creek, Flat Site, Treed Lot, Partially Fenced |
| Foundation        | Block                                         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 16                 |
| Zoning         | Zone 90            |

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Listing information last updated on October 31st, 2025 at 4:32am MDT