

## \$450,000 - N/A, Rural Leduc County

MLS® #E4463567

**\$450,000**

3 Bedroom, 2.00 Bathroom, 2,058 sqft

Rural on 15.87 Acres

None, Rural Leduc County, AB

Great location on this 15.87 acre property. Inside the modular home there are 3 bedrooms, 2 full bathrooms. Big entry with lots of room for storage, laundry, 4 piece main bathroom, 2 bedrooms on this side of the house. The main living area is huge with a massive living room, dining room and kitchen with lots of cabinets, large island, sink under the window looking out back. The primary suite is large with lots of bright windows. The ensuite features a big tub, separate shower and plenty of counter space and storage. There are numerous out buildings and potential for horses. Easy commute to hiway 21, Sherwood Park, Beaumont and south Edmonton.

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463567  |
| Price          | \$450,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 2,058     |
| Acres          | 15.87     |
| Year Built     | 2008      |
| Type           | Rural     |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | N/A                |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0B 3M0            |

### Amenities

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### Interior

|                   |                   |
|-------------------|-------------------|
| Interior Features | ensuite bathroom  |
| Heating           | See Remarks       |
| Stories           | 1                 |
| Has Basement      | Yes               |
| Basement          | None, No Basement |

### Exterior

|                   |             |
|-------------------|-------------|
| Exterior          | Modular     |
| Exterior Features | See Remarks |
| Construction      | Modular     |
| Foundation        | See Remarks |

### Additional Information

|                 |                    |
|-----------------|--------------------|
| Date Listed     | October 26th, 2025 |
| Days on Market  | 5                  |
| Zoning          | Zone 90            |
| RE / Bank Owned | Yes                |

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