

# **\$1,499,000 - 25361 Twp Road 482, Rural Leduc County**

MLS® #E4431809

**\$1,499,000**

4 Bedroom, 3.00 Bathroom, 3,140 sqft

Rural on 69.25 Acres

None, Rural Leduc County, AB

Location!! 10 minutes south of Leduc, this farm is situated on 69.25 acres and has 2 HOMES. Main home is a 3140 sq ft rancher with 4 bdrms, 3 full baths & newer renovations & double detached garage. West wing incl primary bedroom, spa like bathroom, laundry and guest bath. The east wing offers 3 additional bedrooms & massive bathroom. The main living area has a huge living room with exposed wood beams, vaulted ceilings, to ceiling brick fireplace, with an open floor plan to the kitchen/ dining. The back deck has an 8 person hot tub, outdoor kitchen, gazebo and entertaining space and leads to the pool deck with 15x 26 heated pool fully enclosed by glass railings. NEWLY RENOVATED BARN with stalls, tack room & feed area. Several wood fenced paddocks incl shelters & outdoor arena. Most fencing around the property is new in the last 2 years. 24x 48 heated/ fully finished SHOP. 957 sq ft 2 bedroom GUEST HOUSE with 22x30 ATTACHED GARAGE. 2 year old 45 acre alfalfa/Timothy/brome good producing hay field & 2 wells.

Built in 1993

## **Essential Information**

MLS® # E4431809

Price \$1,499,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,140
Acres	69.25
Year Built	1993
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	25361 Twp Road 482
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 2H6

### **Amenities**

Features	Barbecue-Built-In, Closet Organizers, Deck, Guest Suite, No Smoking Home, Pool-Outdoor, Vaulted Ceiling, See Remarks
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### **Interior**

Interior Features	ensuite bathroom
Heating	In Floor Heat System, See Remarks, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Corner Lot, Fenced, Landscaped, See Remarks
Construction	Wood
Foundation	Slab

### **Additional Information**

Date Listed April 19th, 2025

Days on Market 3

Zoning Zone 90

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