

\$399,000 - 2246 Twp Rd 490, Rural Leduc County

MLS® #E4438662

\$399,000

3 Bedroom, 1.00 Bathroom, 1,413 sqft

Rural on 5.56 Acres

None, Rural Leduc County, AB

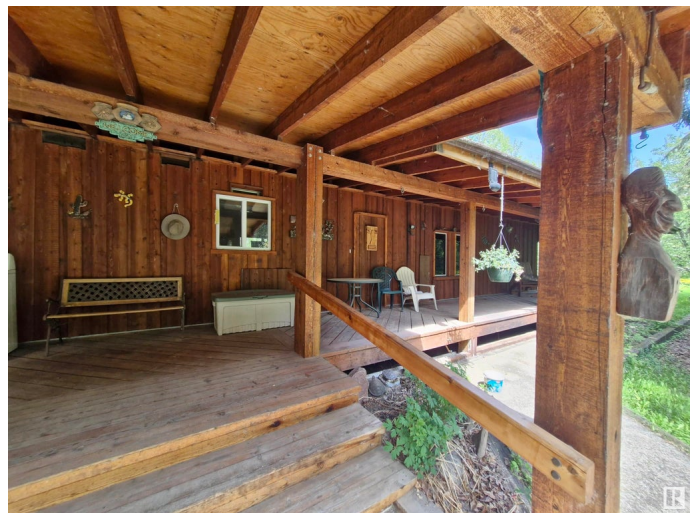
Incredible opportunity to own over 5 & 1/2 acres of scenic land with a solid 3-bedrm, 1-bathrm mobile home. This well-loved acreage features a large covered front deck, beautifully built, exceptionally sturdy, and perfect for enjoying the peaceful setting. The extended roofline offers great shade and helps keep the home nice & cool on hot summer days. Inside, youâ€™ll find a charming kitchen & dining area, a bright, comfortable living room, & a spacious primary bedroom with a massive walk-in closet. The property includes full services: drilled well, septic, & natural gas heating. 25x23 wooden shop is excellent for storage, hobbies, & future development. The land needs some TLC but holds tremendous potential, once home to lush gardens. You'll find open fields & mature trees offering privacy, natural beauty, vibrant colors, & seasonal fragrance. On site is the historic Sunnybrook schoolhouse, non-functional. Property is sold as is, where is. A rare chance to own a character acreage ready for its next chapter.

Built in 1978

Essential Information

MLS® # E4438662

Price \$399,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,413
Acres	5.56
Year Built	1978
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	2246 Twp Rd 490
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2M0

Amenities

Features	Front Porch, Workshop, See Remarks
----------	------------------------------------

Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior Features	Private Setting, Treed Lot
Foundation	Piling

Additional Information

Date Listed	May 26th, 2025
Days on Market	45
Zoning	Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 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 July 10th, 2025 at 11:33am MDT