

\$429,000 - 2137 Twp Road 490, Rural Leduc County

MLS® #E4443141

\$429,000

2 Bedroom, 1.00 Bathroom, 933 sqft

Rural on 3.26 Acres

None, Rural Leduc County, AB

3.26 Acres. Not in Subdivision. On Pavement-Glen Park Road. The Property Has Been Landscaped by Nature with a Perimeter of Mature Trees & Offers Much Seclusion Without Isolation. Only Minutes to Thorsby & Warburg. Quick Commute to HWY #39 & QE2. FEATURES: 2 Bedrooms-There May be Potential to Build an Addition. 1-4 Piece Bath. Partial Basement-Does Not Lend itself to Development. Property is Fenced Complete with Front Gate. Detached Garage/ Work Shop Area. Numerous Out Buildings/ Sheds & Tarp Shed in Need of Restoration â€™ Full of Character & Potential. Additional Features: Drilled Well. Septic Tank & Straight Discharge System. Property is Serviced with Propane. Possibility to Covert to Natural Gas May Exist. Vinyl Siding. Metal Roof. Upgraded Furnace Components & Hot Water Tank. The Property Exudes Character & Charm. Ample Space for Gardens, Workshops, or a New Custom Build. Excellent Potential â€™ Bring Your Vision!

Built in 1940

Essential Information

MLS® #	E4443141
Price	\$429,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	933
Acres	3.26
Year Built	1940
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	2137 Twp Road 490
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

Amenities

Features	Deck
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Interior

Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Flat Site, Fruit Trees/Shrubs, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 19th, 2025
Days on Market	23
Zoning	Zone 90

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