

# \$1,095,000 - 1240 Twp 502, Rural Leduc County

MLS® #E4338293

**\$1,095,000**

1 Bedroom, 2.00 Bathroom, 1,511 sqft

Rural on 159.90 Acres

None, Rural Leduc County, AB

Spectacular hidden gem on 159.9 acres backing onto a creek that feeds into the North Saskatchewan river. It's a very private mostly treed parcel with views of the country side and ravine. Nice place to hideaway and enjoy nature, lots of wildlife great for quadding and snowmobiling. There is a 1500 square foot home with in floor heating. There is a small separate guest house, and double garage. Newer 40x60 shop concrete floor and in floor heating, also 220 power. GST is applicable

Built in 2001

## Essential Information

MLS® #	E4338293
Price	\$1,095,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,511
Acres	159.90
Year Built	2001
Type	Rural
Sub-Type	Residential Detached Single Family
Style	2 Storey

## Community Information



Address	1240 Twp 502
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### **Amenities**

Amenities	R.V. Storage
Features	R.V. Storage
Parking	Quad or More Detached
# of Garages	4+

### **Interior**

Interior	Laminate Flooring, Linoleum
Interior Features	Hot Tub, Dryer, Hood Fan, Refrigerator, Satellite TV Dish, Storage Shed, Stove-Electric, Washer
Heating	In Floor Heat System
# of Stories	2
Basement	No Basement, None

### **Exterior**

Exterior	Vinyl
Exterior Features	Recreation Use, River View, Treed Lot
Construction	Wood Frame

### **Additional Information**

Date Listed	May 1st, 2023
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Listing information last updated on May 19th, 2024 at 6:16pm MDT