

# \$1,999,000 - A 23331 Twp Road 502, Rural Leduc County

MLS® #E4435965

**\$1,999,000**

4 Bedroom, 1.50 Bathroom, 1,495 sqft  
Rural on 158.97 Acres

None, Rural Leduc County, AB

158.97 Acres with a 1494sq/ft home right on pavement very close to Leduc, Beaumont, and The Edmonton International Airport. The Main Home has 4 Bedrooms, 2 Bathrooms, the Kitchen, and Living room all on the main floor. The Full Basement is not finished but does have a concrete foundation and floor. This is a fantastic location and lends to a variety of potential uses.

Built in 1964

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4435965               |
| Price          | \$1,999,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,495                  |
| Acres          | 158.97                 |
| Year Built     | 1964                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Raised Bungalow        |
| Status         | Active                 |

## Community Information



|             |                      |
|-------------|----------------------|
| Address     | A 23331 Twp Road 502 |
| Area        | Rural Leduc County   |
| Subdivision | None                 |
| City        | Rural Leduc County   |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T4X 0R4              |

### **Amenities**

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

### **Interior**

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### **Exterior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood                                                                        |
| Exterior Features | Airport Nearby, Golf Nearby, Shopping Nearby, See Remarks, Partially Fenced |
| Construction      | Wood                                                                        |
| Foundation        | Concrete Perimeter                                                          |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 127            |
| Zoning         | Zone 80        |

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Listing information last updated on September 16th, 2025 at 5:47am MDT