

## **\$499,999 - 3160 Hwy 622, Rural Leduc County**

MLS® #E4429007

**\$499,999**

2 Bedroom, 2.00 Bathroom, 1,335 sqft

Rural on 5.76 Acres

St. Francis, Rural Leduc County, AB

St Francis on pavement to the house and garage, 5.76 Acres set up for cattle or horses inside the Leduc County Agriculture District. The home is about 1300Sq' of bright space with a huge country kitchen, corner fireplace, large living room, main floor laundry and 2 good size bedrooms. The basement is very clean with a 3rd bedroom, 4 pc bath, cold room, and room for a 2nd living room. Recent upgrades include septic pump, roof, new furnace, 100 amp power. There is a oversized double garage with work shop, power, flat concrete floor and a wood heater. Yard is well taken care of and has a second well centrally located with tractor tire water tank. Many out buildings, large animal shed and 40x60 Quonset. This is a exceptionally well taken care of fenced property and could fill many rolls from a home and hobby to Agra-business, future green house, or even a potential equipment, storage or rental yard centrally located right on pavement.

Built in 1964



### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4429007  |
| Price     | \$499,999 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,335                  |
| Acres          | 5.76                   |
| Year Built     | 1964                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3160 Hwy 622       |
| Area        | Rural Leduc County |
| Subdivision | St. Francis        |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0C 2T0            |

### Amenities

|          |  |
|----------|--|
| Features | No Animal Home, No Smoking Home, See Remarks |
|----------|--|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Park/Trees, Cross Fenced, Fenced, Flat Site |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 74              |
| 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 June 17th, 2025 at 2:47am MDT