

## \$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. Property is Fenced Complete with Front Gate. Detached Garage/ Work Shop Area. Numerous Out Buildings/ Shed & Tarp Shed That are Sturdy But Still in Need of Some Restoration “ Full of Character & Potential. Additional Features: Drilled Well. Septic Tank & Straight Discharge System. Vinyl Siding. Metal Roof. Upgraded Furnace & Hot Water Tank. The Property Exudes Character & Charm. Ample Space for Gardens, Workshops, or a New Custom Build. Excellent Potential “ 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 |
|----------|------|

### 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 | 45              |
| Zoning         | Zone 90         |

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Listing information last updated on August 3rd, 2025 at 11:32am MDT