

## **\$775,000 - 26449 Twp Rd 490, Rural Leduc County**

MLS® #E4451107

**\$775,000**

4 Bedroom, 2.00 Bathroom, 1,723 sqft

Rural on 3.88 Acres

None, Rural Leduc County, AB

CHARACTER HOME, COMPLETELY RENOVATED. 3.88 acres not in a subdivision, on pavement & only 10 minutes from Leduc. This home was stripped to the shell & rebuilt approximately 20 years ago with new windows, siding, insulation, wiring, plumbing, drywall, crown mouldings, bathrooms, fixtures & more. Recent upgrades include new flooring, wainscoting, furnace, humidifier, storm doors, hot water on demand, water softener & RO unit, front entry bench with storage & wood burning fireplace. Large country style kitchen, quartz counters, stainless appliances, loads of windows, hardwood floors & a total of 4 bedrooms. This home radiates warmth and hospitality. Great outbuildings including a 22 ft x 24 ft garage, 32 ft x 48 ft shop/barn with loft, and a 40 ft x 80 ft metal clad quanset. A park like yard with towering spruce trees, flower & rock gardens & garden area. The possibilities are endless. Great access to Hwy 2, the International Airport, Leduc and Calmar. Bring the toys & bring the horses. WELCOME HOME!!!

Built in 1940

### **Essential Information**

MLS® # E4451107

Price \$775,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,723                  |
| Acres          | 3.88                   |
| Year Built     | 1940                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 26449 Twp Rd 490   |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0C 0V0            |

### **Amenities**

|          |                          |
|----------|--------------------------|
| Features | Deck, Hot Water Tankless |
|----------|--------------------------|

### **Interior**

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 3                         |
| Has Basement | Yes                       |
| Basement     | Full, Finished            |

### **Exterior**

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood                                                      |
| Exterior Features | Private Setting, Treed Lot, Vegetable Garden, See Remarks |
| Construction      | Wood                                                      |
| Foundation        | Concrete Perimeter                                        |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 3rd, 2025 |
| Days on Market | 46               |

## Zoning

## Zone 90

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Listing information last updated on September 18th, 2025 at 2:17pm MDT