

\$819,900 - 22244 Twp Road 505, Rural Leduc County

MLS® #E4442231

\$819,900

5 Bedroom, 2.50 Bathroom, 2,462 sqft

Rural on 4.32 Acres

None, Rural Leduc County, AB

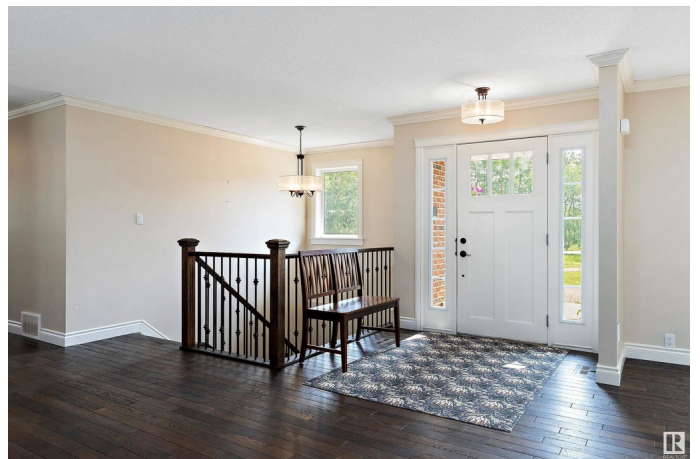
Tucked away on a secluded, treed lot, this beautifully updated acreage offers peace, privacy, and practicality. Originally built in 1981, the home was relocated onto a brand new 9-foot concrete walkout basement in 2014 and extensively renovated by a renowned local builder. Featuring upgraded 2x6 exterior walls and newer windows, with all major infrastructure being new in 2014, including 2 HE furnaces, 3,700-gallon cistern & water system, & aerobic septic system (premium setup), The oversized 26' x 21'2" garage includes a 26'3" x 9'1" workshop space—perfect for hobbyists or professionals—with extra plugs and upgraded electrical capacity for welders, table saws, etc. A massive wraparound pressure-treated deck provides the perfect space for outdoor entertaining or simply enjoying the quiet surroundings. The home is set well back from the road, accessible by a gravel driveway with a convenient turnaround, ensuring complete privacy. 12 minutes to school & groceries, either to New Sarepta or Cooking Lake

Built in 1973

Essential Information

MLS® # E4442231

Price \$819,900



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,462 |
| Acres | 4.32 |
| Year Built | 1973 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 22244 Twp Road 505 |
| Area | Rural Leduc County |
| Subdivision | None |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0M 2M3 |

Amenities

| | |
|----------------|--|
| Features | Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Parking-Extra, Vinyl Windows, Walkout Basement, 9 ft. Basement Ceiling |
| Parking Spaces | 4 |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-2, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Landscaped, Low Maintenance Landscape, Private Setting, Treed Lot |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 13th, 2025
Days on Market 5
Zoning Zone 80

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