

# \$495,000 - 190 47424 Rge Road 20 A, Rural Leduc County

MLS® #E4422898

## \$495,000

4 Bedroom, 3.00 Bathroom, 1,895 sqft

Rural on 2.97 Acres

Iron Horse Estate, Rural Leduc County, AB

Nestled in Peaceful Iron Horse Estates, this spacious family home offers over 4000 sq feet of living space. An open concept design welcomes you, featuring a bright eat in kitchen, a cozy gas fireplace in the living room and a huge primary suite with large closets, a 3 piece ensuite and patio doors to the deck. Two additional generously sized bedrooms complete the main floor. Step outside to the large back deck overlooking the yard and firepit, ideal for relaxing and entertaining. The fully finished basement has beautiful slate flooring, a large wood stove, 3 piece bathroom with amazing tile work, a theatre room for gaming or movie night, a hobby room, 4th bedroom with cork flooring, a large laundry room plus additional storage. Don't forget the insulated 32 x 26 garage on this almost 3 acre property. Easy access to Leduc, Nisku and Pigeon Lake is only minutes away. Enjoy the peace and quiet of country life without sacrificing convenience.

Built in 1992

### Essential Information

MLS® #	E4422898
Price	\$495,000
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,895
Acres	2.97
Year Built	1992
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	190 47424 Rge Road 20 A
Area	Rural Leduc County
Subdivision	Iron Horse Estate
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### **Amenities**

Features	Barbecue-Built-In, Deck, Front Porch, No Smoking Home, Vinyl Windows, Walkout Basement
----------	--

### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Beach Access, Boating, Golf Nearby, Hillside, Landscaped, Private Setting, Recreation Use, Schools, Shopping Nearby
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed February 26th, 2025

Days on Market 43

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 April 10th, 2025 at 3:17pm MDT