

# \$474,000 - 3354 Twp Road 500, Rural Leduc County

MLS® #E4423804

**\$474,000**

4 Bedroom, 1.00 Bathroom, 1,456 sqft

Rural on 12.28 Acres

None, Rural Leduc County, AB

Welcome to this charming 2 bed 1 bath country retreat offering breathtaking views from every window - including the basement! Designed with the convenience of a bungalow and an open concept living space, this home seamlessly blends comfort and style. Relax by the gorgeous wood-burning stone fireplace, perfect for cozy evenings with family and friends, or gather around the kitchen, where the heart of the home meets the living area. The bathroom has beautifully updated. Outside, the property is fully fenced, making it a perfect haven for your beloved pets to roam freely. Explore fields of lush berries, or indulge your green thumb in the greenhouse, ideal for growing your own garden. Located just a short drive from Spruce Grove and Leduc, this peaceful retreat offers both tranquility and easy access to all the amenities you need. Don't miss out on this beautiful slice of country living!

Built in 1940

## Essential Information

MLS® #	E4423804
Price	\$474,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1



Square Footage	1,456
Acres	12.28
Year Built	1940
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	3354 Twp Road 500
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2T0

### **Amenities**

Features	Dog Run-Fenced In, Greenhouse
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### **Interior**

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Fruit Trees/Shrubs, Hillside, Rolling Land, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Block

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	38
Zoning	Zone 90

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