

Courtesy Of Darcy Powlik Of RE/MAX Real Estate

# \$349,000 - Se-30-48-1-w5 Rge Rd 15 Twp 484, Rural Leduc County

MLS® #E4411934

**\$349,000**

3 Bedroom, 1.00 Bathroom, 968 sqft  
Rural on 13.24 Acres

None, Rural Leduc County, AB

This 13.24 acre property welcomes its new owners to start enjoying life in the country! Down the freshly graveled driveway is a 1993 updated home with 968.33 sq/ft of living space. A brand new deck leads you to both entrances and inside the home. The central part of the floorplan greets you with the living room that is open to the kitchen and dining room. Down the hall and past the laundry is the primary bedroom, 4 piece bathroom, and another bedroom. On the opposite end of the home is a third bedroom that concludes the interior layout. This property has a drilled well, upgraded pumphouse, brand new septic system, and more. The property is already perimeter fenced making it perfect for animals. There is lots of extra space to expand with a garden or a garage, but is also perfect keeping it the way it is!

Built in 1993

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4411934  |
| Price      | \$349,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 968                    |
| Acres          | 13.24                  |
| Year Built     | 1993                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | Se-30-48-1-w5 Rge Rd 15 Twp 484 |
| Area        | Rural Leduc County              |
| Subdivision | None                            |
| City        | Rural Leduc County              |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T0C 2P0                         |

### Amenities

|          |  |
|----------|--|
| Features | Deck, Hot Water Electric, Parking-Extra, See Remarks |
|----------|--|

### Interior

|              |                       |
|--------------|-----------------------|
| Heating      | Forced Air-1, Propane |
| Stories      | 1                     |
| Has Basement | Yes                   |
| Basement     | None, No Basement     |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Fenced, See Remarks |
| Foundation        | See Remarks         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2024 |
| Days on Market | 158                |
| Zoning         | Zone 90            |

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Listing information last updated on April 4th, 2025 at 2:32pm MDT