

## **\$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

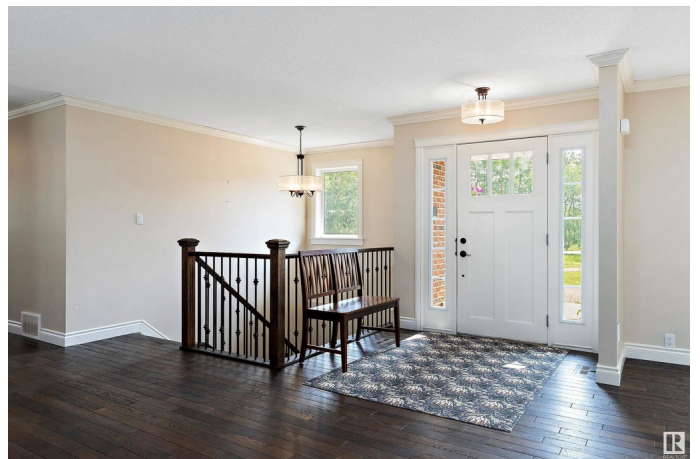
Tucked away on a secluded, treed lot, this beautifully updated acreage offers peace, privacy, and practicality. Originally built in 1981, the home was relocated onto a brand new 9-foot concrete walkout basement in 2014 and extensively renovated by a renowned local builder. Featuring upgraded 2x6 exterior 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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