

\$549,900 - 23023 Twp Road 504, Rural Leduc County

MLS® #E4453958

\$549,900

3 Bedroom, 1.00 Bathroom, 1,132 sqft

Rural on 20.00 Acres

None, Rural Leduc County, AB

20 ACRES IN LEDUC COUNTY! This Cozy Country 3 Bedroom & 1 Bath Bungalow has been significantly upgraded with a NEW Kitchen including a gas stove, SS appliances, butcher block counters and an Apron Front Sink! NEW Vinyl Plank Floors, Doors, Trim & Paint throughout the main floor as well as an Updated 4 pce bathroom. The basement is a great rec room space, home gym and bathroom fixtures are ready to be installed. Take a walk down the West fence line to the trees where you will find quad trails or and openings for family fun and entertaining. This property is Abundant with Cherry Trees, Apple Trees, Saskatoons, Raspberries etc! Fenced for Horses or Livestock. Drilled well & Gravity (Bell & Siphon) Septic System in top shape. Newer vinyl windows. Quick access to everything urban! A great opportunity to own substantial land you've always longed for & not too far from the city limits of Beaumont or Leduc.

Built in 1970

Essential Information

MLS® #	E4453958
Price	\$549,900
Bedrooms	3
Bathrooms	1.00



Full Baths	1
Square Footage	1,132
Acres	20.00
Year Built	1970
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	23023 Twp Road 504
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0B 3M1

Amenities

Features	Deck
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Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Fruit Trees/Shrubs, Landscaped
Construction	Wood
Foundation	Block

Additional Information

Date Listed	August 21st, 2025
Days on Market	13
Zoning	Zone 80

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Listing information last updated on September 3rd, 2025 at 7:47am MDT