

\$1,380,000 - 22252 Township Road 505, Rural Leduc County

MLS® #E4465530

\$1,380,000

6 Bedroom, 3.50 Bathroom, 2,071 sqft

Rural on 12.97 Acres

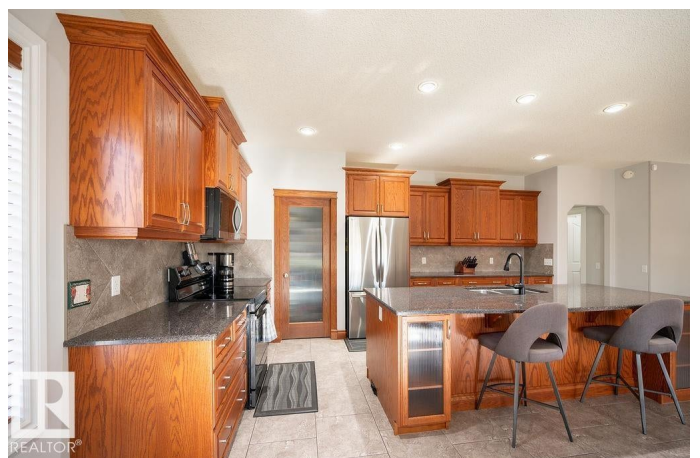
None, Rural Leduc County, AB

Welcome to this exceptional custom-built home on 12.97 acres in desirable Leduc County, lovingly maintained by the original owner. The main floor features a spacious open kitchen and cozy living room with gas fireplace. With 5 bedrooms plus an office and 4 bathrooms—one with a sauna—there's space for everyone. The walkout basement includes a wet bar and access to the garage. Outside, enjoy a fully fenced backyard with garden, two dog runs, and firepit area. The wired Quonset has radiant heat, rough-ins for water, septic, and a wood stove. Powered gates and driveway lighting add convenience. Hobby farmers will love the ready-to-use chicken coop and pig pen. Wander scenic walking trails or relax at the private campfire and cook shack tucked in the trees. This one-of-a-kind property is more than a home—it's a retreat and a rare chance to own your own piece of country paradise.

Built in 2010

Essential Information

MLS® #	E4465530
Price	\$1,380,000
Bedrooms	6



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,071
Acres	12.97
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	22252 Township Road 505
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0B 3M2

Amenities

Features	Air Conditioner, Ceiling 9 ft., Deck, Fire Pit, Vinyl Windows, Walkout Basement, Wet Bar
----------	--

Interior

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

Exterior

Exterior	Wood
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 12th, 2025
-------------	---------------------

Days on Market 1

Zoning Zone 52

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 November 12th, 2025 at 11:02pm MST