

# **\$699,900 - 26114 Twp Road 490, Rural Leduc County**

MLS® #E4442355

**\$699,900**

1 Bedroom, 1.00 Bathroom, 1,003 sqft

Rural on 12.00 Acres

Michigan Centre, Rural Leduc County, AB

Not sure where the best spot for your morning coffee is? Itâ€™s here, on this beautiful 12-acre acreage, offering both a peaceful rural escape and room to grow your family. This 1924 farmhouse blends timeless Rural Alberta architecture with modern updates, including 1 bedroom, 1 bathroom, and an unfinished basement ready for more bedrooms. The versatile loft can serve as a home office or primary bedroom. The updated kitchen features hickory cabinetry, stainless steel appliances, and a gas stove. Enjoy the morning sunrise on the back deck and sunsets on the front patio. The property includes a 40x60 heated shop with 220V power, a powered chicken coop (easily converted to a garage), two RV stalls, multiple outbuildings, and a garden/firepit area. Recent upgrades include triple-pane windows, Hardie board siding, new septic, shingles, and electrical. 15 minutes to Leduc, 25 to South Edmontonâ€™perfect for anyone looking for space, tranquility, and a taste of country living.

Built in 1924

## **Essential Information**

MLS® # E4442355

Price \$699,900

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,003                  |
| Acres          | 12.00                  |
| Year Built     | 1924                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 26114 Twp Road 490 |
| Area        | Rural Leduc County |
| Subdivision | Michigan Centre    |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 2E9            |

### **Amenities**

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Features       | Closet Organizers, Deck, Fire Pit, Front Porch, R.V. Storage |
| Parking Spaces | 8                                                            |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Unfinished          |

### **Exterior**

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                      |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, No Back Lane, Shopping Nearby, Treed Lot, Vegetable Garden |
| Construction      | Wood                                                                                      |
| Foundation        | Concrete Perimeter                                                                        |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 59              |

## Zoning

## Zone 90

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