

## \$784,900 - 22244 Twp Road 505, Rural Leduc County

MLS® #E4450533

**\$784,900**

5 Bedroom, 2.50 Bathroom, 2,462 sqft

Rural on 4.32 Acres

None, Rural Leduc County, AB

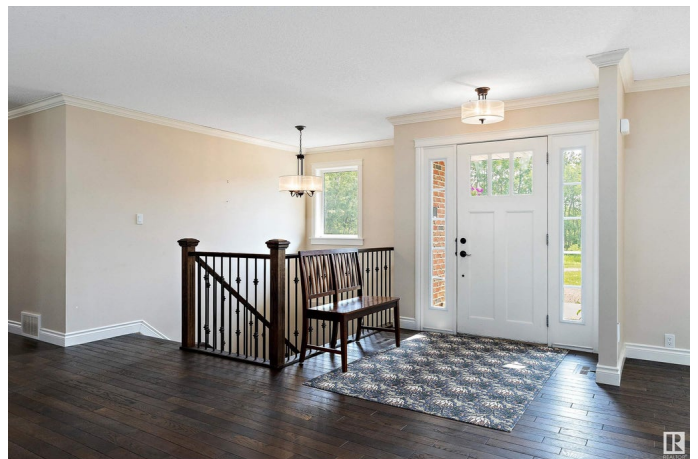
Tucked away on a secluded, treed lot, this beautifully updated acreage offers peace, privacy, and practicality. Originally built in 1981, the home was relocated onto a brand new 9-foot concrete walkout basement in 2014 and extensively renovated by a renowned local builder. Featuring upgraded 2x6 exterior 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® # E4450533

Price \$784,900



|                |                        |
|----------------|------------------------|
| 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                July 31st, 2025  
Days on Market        14  
Zoning                    Zone 80

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