

# **\$1,089,000 - 27318 Twp Road 482, Rural Leduc County**

MLS® #E4457700

**\$1,089,000**

3 Bedroom, 2.50 Bathroom, 2,005 sqft

Rural on 55.00 Acres

None, Rural Leduc County, AB

This Beautiful Home with an Oversized Double Attached Garage, Barn, and Double Detached Garage is situated on 55 Acres. Inside the home are 3 Bedrooms Including the Primary with a walk-in closet. The Primary also hosts a 5 piece Ensuite Bathroom, and a Double Sided Fireplace shared with the Living Room. The Den could be used as another Bedroom if needed. The Laundry Room has its own sink and extra storage. The Kitchen has an island with a second sink and is open to the Dining Room, and Living Room with Vaulted Ceilings. A 4 Piece Bathroom, and 2 Piece Bathroom are also on the Main floor with access to the Attached Heated Garage. The Basement is unfinished but open and ready to take in any direction. The Barn has 4 Box Stalls, a Tie Stall, a Loft in the center, and sliding doors on both ends. Rail Fencing off the back of the Barn makes it Great for animals. The Detached Garage has Power and a Concrete Floor. A prepared pad is in place for a future shop. This Gorgeous Property also has 2 Drilled Wells.

Built in 2001

## **Essential Information**

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Price \$1,089,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,005
Acres	55.00
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	27318 Twp Road 482
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### Amenities

Features	Deck, Parking-Extra, Vaulted Ceiling, See Remarks, Vacuum System-Roughed-In
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Landscaped, Private Setting, Schools, Treed Lot, See Remarks, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed           September 13th, 2025  
Days on Market     1  
Zoning                Zone 90

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