

# **\$1,880,000 - 24041 Twp Road 510, Rural Leduc County**

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MLS® #E4434823

**\$1,880,000**

5 Bedroom, 4.00 Bathroom, 2,418 sqft

Rural on 4.84 Acres

None, Rural Leduc County, AB

Discover this expansive 4.84-acre property featuring a well-appointed 2400 sq ft bungalow with 5 generously sized bedrooms and 4 bathrooms. Enjoy the comfort of four distinct living room areas, a charming rustic kitchen, and a convenient wet bar for entertaining. The attached heated double car garage offers year-round convenience. An automatic gate welcomes you to the property, leading to an extensive asphalt driveway that gracefully extends to both the residence and a substantial 5000 sq ft barn/shop: a versatile space for hobbies, storage, or business endeavors. The land is beautifully landscaped with lush green lawns, ample green space, a mature tree line and a vegetable garden. Located on the desirable edge of Edmonton and Beaumont, this property offers the tranquility of acreage living with easy access to urban amenities. Its unique position outside of a traditional subdivision presents exciting potential for recreational enjoyment, future subdivision possibilities, or business opportunities.

Built in 1979

## **Essential Information**

MLS® #	E4434823
Price	\$1,880,000



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,418
Acres	4.84
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	24041 Twp Road 510
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0T1

### Amenities

Features	Bar, Deck
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Landscaped, Picnic Area, Schools, Shopping Nearby, Subdividable Lot, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 6th, 2025
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Days on Market	122
Zoning	Zone 80



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