

## **\$779,900 - 26542 Twp Road 504, Rural Leduc County**

MLS® #E4449932

**\$779,900**

3 Bedroom, 2.00 Bathroom, 1,705 sqft

Rural on 3.19 Acres

None, Rural Leduc County, AB

Modern farmhouse acreage on 3.19 acres, NOT located in a subdivision, w/ NO architectural guidelines, offering true HASSEL FREE acreage living! Paved roads lead all the way to the home, providing easy access. Just minutes from Devon, w/ quick routes to Leduc & Edmonton. The bright & open interior is filled w/natural light which embraces the upgraded kitchen, perfect for entertaining. Complemented by a spacious dining area & an inviting living room ideal for family gatherings. The 3-pc bath has been renovated for your comfort. Upstairs, you'll find a large master suite w/ a walk-in closet, & a bath featuring a soaker tub & his-and-hers vanities, creating a true oasis. Brand new carpet throughout the upper level enhances the cozy atmosphere. The 2nd & 3rd beds are a great size, & ample attic storage! Step outside to your private paradise, completely treed for maximum privacy, w/ a wrap-around deck, fire pit area, pool space, & jaw dropping garage/SHOP! Park a semi-truck, one-ton truck, RV & all your toys!

Built in 1930

### **Essential Information**

MLS® # E4449932

Price \$779,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,705                  |
| Acres          | 3.19                   |
| Year Built     | 1930                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 26542 Twp Road 504 |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 3X1            |

### Amenities

|          |  |
|----------|--|
| Features | Deck, Hot Tub, Parking-Extra, Workshop |
|----------|--|

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Airport Nearby, Flat Site, Landscaped, Paved Lane, Private Setting, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot |
| Construction      | Wood   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 26th, 2025 |
|-------------|-----------------|

Days on Market 6

Zoning Zone 80

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Listing information last updated on August 1st, 2025 at 4:32am MDT