

Courtesy Of Dave Cousins Of RE/MAX River City

# \$439,900 - 120 27438 Twp Road 490, Rural Leduc County

MLS® #E4436420

**\$439,900**

2 Bedroom, 2.00 Bathroom, 959 sqft  
Rural on 9.56 Acres

None, Rural Leduc County, AB

Dreaming of country living? This 9.56 acre property might be the one for you! Almost new modular home (2023) in great condition with well and septic. Inside, a welcoming living area blends convenience with rustic warmth. In the living room, the wood-burning stove serves as a focal point, while expansive windows invite natural light & offer views of the property. The kitchen showcases the natural light and has plenty of cabinet and counter space. 2 bedrooms, 2 bathrooms (including ensuite) and 1,056 sq ft ensure plenty of room and the primary suite includes a walk-in closet. Outside there are mature trees, lawns, a shed, and so much space! Majority of the property is level and likely sub-dividable.

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4436420  |
| Price          | \$439,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 959       |
| Acres          | 9.56      |
| Year Built     | 2022      |



|          |                        |
|----------|------------------------|
| Type     | Rural                  |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 120 27438 Twp Road 490 |
| Area        | Rural Leduc County     |
| Subdivision | None                   |
| City        | Rural Leduc County     |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T0C 0V0                |

### Amenities

|          |                   |
|----------|-------------------|
| Features | Deck, See Remarks |
|----------|-------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Modular   |
| Exterior Features | No Back Lane, No Through Road, Not Fenced, Private Setting, See Remarks |
| Construction      | Modular   |
| Foundation        | Slab  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 34             |
| Zoning         | Zone 90        |

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Listing information last updated on June 17th, 2025 at 4:02am MDT