

## \$400,000 - 21535 Twp Road 510, Rural Leduc County

MLS® #E4439329

**\$400,000**

1 Bedroom, 1.50 Bathroom, 236 sqft

Rural on 2.99 Acres

None, Rural Leduc County, AB

Outdoor and nature enthusiasts dream!

Massive (approx 30'x34', 15' ceiling) heated shop, with second level mezzanine. Living quarters partitioned in shop (approx 12'x34') feature kitchen and living space plus 2-piece bath on lower level. Second level of living space has vaulted ceilings, set up with bedroom, full bath, and additional seating space. SEE DRAWINGS IN PHOTOS! Living space heated with wood stove or natural gas fireplace. Mezzanine space perfect for office, work benches, and has separate bedroom space. Shop building has natural gas furnace, water tank, water heaters for hot water supply, washer/dryer, grey-water system, and septic tank. Property also has 1-bedroom cottage with electric heat and wood stove, and is fully fenced with page wire. Approx 350 m from crown land, snowmobile trails, horse riding areas, hunting possibilities, bird/wildlife watching, close to South Cooking Lake recreation areas.

Built in 2018

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4439329  |
| Price     | \$400,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.50      |



|                |          |
|----------------|----------|
| Full Baths     | 1        |
| Half Baths     | 1        |
| Square Footage | 236      |
| Acres          | 2.99     |
| Year Built     | 2018     |
| Type           | Rural    |
| Sub-Type       | Cottage  |
| Style          | Bungalow |
| Status         | Active   |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 21535 Twp Road 510 |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0B 3M2            |

### **Amenities**

|          |  |
|----------|--|
| Features | Off Street Parking, Deck, Fire Pit, Front Porch, Parking-Extra, R.V. Storage |
|----------|--|

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                           |
| Heating           | Wood Stove, See Remarks, Natural Gas, Wood |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement                          |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | See Remarks   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Level Land, Park/Reserve, Paved Lane, Picnic Area, Private Setting, Recreation Use, See Remarks |
| Construction      | See Remarks   |
| Foundation        | See Remarks   |

### **Additional Information**

|             |                |
|-------------|----------------|
| Date Listed | May 28th, 2025 |
|-------------|----------------|

Days on Market 111  
Zoning Zone 80



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