# \$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**

MLS® # E4457700 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

#### 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 52

Zoning Zone 90

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