

\$299,000 - 2246 Twp Rd 490, Rural Leduc County

MLS® #E4438662

\$299,000

3 Bedroom, 1.00 Bathroom, 1,413 sqft

Rural on 5.56 Acres

None, Rural Leduc County, AB

Incredible opportunity to own over 5 & 1/2 acres of scenic land with a solid 3-bedrm, 1-bathrm mobile home. This well-loved acreage features a large covered front deck, beautifully built, exceptionally sturdy, and perfect for enjoying the peaceful setting. The extended roofline offers great shade and helps keep the home nice & cool on hot summer days. Inside, youâ€™™ll find a charming kitchen & dining area, a bright, comfortable living room, & a spacious primary bedroom with a massive walk-in closet. The property includes full services: drilled well, septic, & natural gas heating. 25x23 wooden shop is excellent for storage, hobbies, & future development. The land holds tremendous potential, once home to lush gardens. You'll find open fields & mature trees offering privacy, natural beauty, vibrant colors, & seasonal fragrance. On site sits the old Sunnybrook schoolhouse, with no restrictionsâ€™™use the space as you wish. A rare chance to own a character acreage ready for its next chapter.

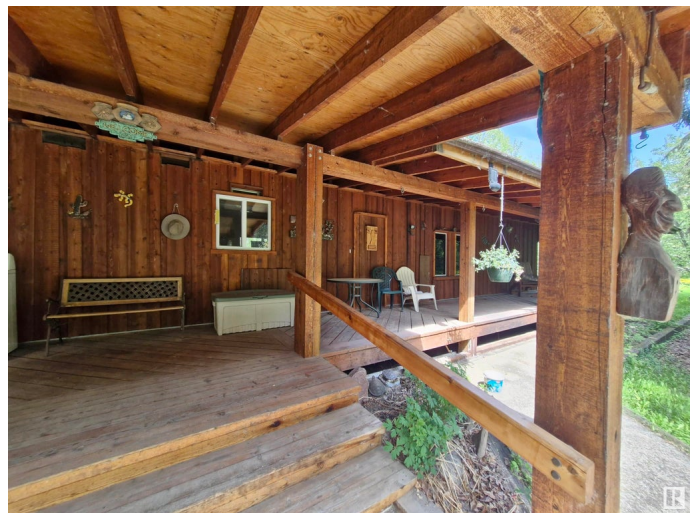
Built in 1978

Essential Information

MLS® # E4438662

Price \$299,000

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,413 |
| Acres | 5.56 |
| Year Built | 1978 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 2246 Twp Rd 490 |
| Area | Rural Leduc County |
| Subdivision | None |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0C 2M0 |

Amenities

| | |
|----------|------------------------------------|
| Features | Front Porch, Workshop, See Remarks |
|----------|------------------------------------|

Interior

| | |
|--------------|---------------------------|
| Heating | Forced Air-1, Natural Gas |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | Private Setting, Treed Lot |
| Foundation | Piling |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 26th, 2025 |
| Days on Market | 98 |
| Zoning | Zone 90 |

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