

Courtesy Of Darcy Powlik Of RE/MAX Real Estate

# **\$349,000 - Se-30-48-1-w5 Rge Rd 15 Twp 484, Rural Leduc County**

MLS® #E4411934

**\$349,000**

3 Bedroom, 1.00 Bathroom, 968 sqft  
Rural on 13.24 Acres

None, Rural Leduc County, AB

This 13.24 acre property welcomes its new owners to start enjoying life in the country! Down the freshly graveled driveway is a 1993 updated home with 968.33 sq/ft of living space. A brand new deck leads you to both entrances and inside the home. The central part of the floorplan greets you with the living room that is open to the kitchen and dining room. Down the hall and past the laundry is the primary bedroom, 4 piece bathroom, and another bedroom. On the opposite end of the home is a third bedroom that concludes the interior layout. This property has a drilled well, upgraded pumphouse, brand new septic system, and more. The property is already perimeter fenced making it perfect for animals. There is lots of extra space to expand with a garden or a garage, but is also perfect keeping it the way it is!

Built in 1993

## **Essential Information**

MLS® #	E4411934
Price	\$349,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1



Square Footage	968
Acres	13.24
Year Built	1993
Type	Rural
Sub-Type	Manufactured Home
Style	Modular Home
Status	Active

### **Community Information**

Address	Se-30-48-1-w5 Rge Rd 15 Twp 484
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### **Amenities**

Features	Deck, Hot Water Electric, Parking-Extra, See Remarks
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### **Interior**

Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Fenced, See Remarks
Construction	Wood
Foundation	See Remarks

### **Additional Information**

Date Listed	October 28th, 2024
Days on Market	137
Zoning	Zone 90

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Listing information last updated on March 14th, 2025 at 8:17am MDT