

## \$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.

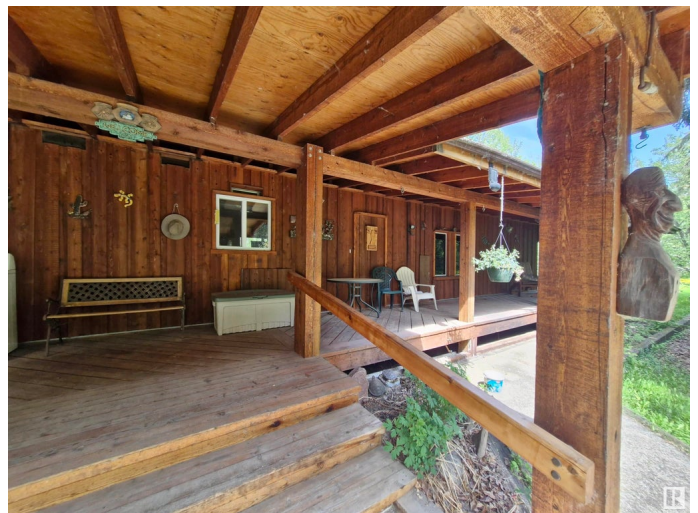
Built in 1978

### 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
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### 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	77
Zoning	Zone 90

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