

## \$429,000 - 2137 Twp Road 490, Rural Leduc County

MLS® #E4443141

**\$429,000**

2 Bedroom, 1.00 Bathroom, 933 sqft

Rural on 3.26 Acres

None, Rural Leduc County, AB

3.26 Acres. Not in Subdivision. On Pavement-Glen Park Road. The Property Has Been Landscaped by Nature with a Perimeter of Mature Trees & Offers Much Seclusion Without Isolation. Only Minutes to Thorsby & Warburg. Quick Commute to HWY #39 & QE2. FEATURES: 2 Bedrooms-There May be Potential to Build an Addition. 1-4 Piece Bath. Partial Basement-Does Not Lend itself to Development. Property is Fenced Complete with Front Gate. Detached Garage/ Work Shop Area. Numerous Out Buildings/ Sheds & Tarp Shed in Need of Restoration â€™ Full of Character & Potential. Additional Features: Drilled Well. Septic Tank & Straight Discharge System. Property is Serviced with Propane. Possibility to Covert to Natural Gas May Exist. Vinyl Siding. Metal Roof. Upgraded Furnace Components & Hot Water Tank. The Property Exudes Character & Charm. Ample Space for Gardens, Workshops, or a New Custom Build. Excellent Potential â€™ Bring Your Vision!

Built in 1940

### Essential Information

MLS® #	E4443141
Price	\$429,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	933
Acres	3.26
Year Built	1940
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	2137 Twp Road 490
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### Amenities

Features	Deck
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### Interior

Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Flat Site, Fruit Trees/Shrubs, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 19th, 2025
Days on Market	8
Zoning	Zone 90

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