# \$549,900 - 3160 Hwy 622, Rural Leduc County

MLS® #E4429007

### \$549,900

2 Bedroom, 2.00 Bathroom, 1,335 sqft Rural on 5.76 Acres

St. Francis, Rural Leduc County, AB

St Francis on pavement to the house and garage, 5.76 Acres set up for cattle or horses inside the Leduc County Agriculture District. The home is about 1300Sq' of bright space with a huge country kitchen, corner fireplace, large living room, main floor laundry and 2 good size bedrooms. The basement is very clean with a 3rd bedroom, 4 pc bath, cold room, and room for a 2nd living room. Recent upgrades include septic pump, roof, new furnace, 100 amp power. There is a oversized double garage with work shop, power, flat concrete floor and a wood heater. Yard is well taken care of and has a second well centrally located with tractor tire water tank. Many out buildings, large animal shed and 40x60 Quonset. This is a exceptionally well taken care of fenced property and could fill many rolls from a home and hobby to Agra-business, future green house, or even a potential equipment, storage or rental yard centrally located right on pavement.

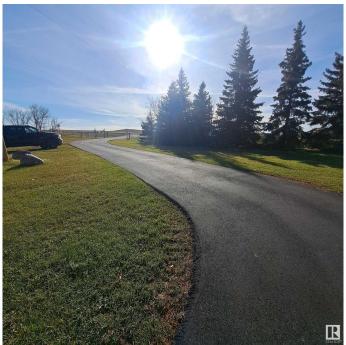


#### **Essential Information**

MLS® # E4429007 Price \$549,900

Bedrooms 2
Bathrooms 2.00





Full Baths 2

Square Footage 1,335

Acres 5.76

Year Built 1964

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

# **Community Information**

Address 3160 Hwy 622

Area Rural Leduc County

Subdivision St. Francis

City Rural Leduc County

County ALBERTA

Province AB

Postal Code T0C 2T0

## **Amenities**

Features No Animal Home, No Smoking Home, See Remarks

#### Interior

Heating Forced Air-1, Natural Gas

Fireplace Yes

Stories 1

Has Basement Yes

Basement Full, Partially Finished

## **Exterior**

Exterior Wood

Exterior Features Backs Onto Park/Trees, Cross Fenced, Fenced, Flat Site

Construction Wood

Foundation Concrete Perimeter

# **Additional Information**

Date Listed April 4th, 2025

Days on Market 39

Zoning Zone 90

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Listing information last updated on May 13th, 2025 at 4:32am MDT