

# **\$3,995,000 - 23362 Twp Road 490, Rural Leduc County**

MLS® #E4446356

**\$3,995,000**

5 Bedroom, 6.00 Bathroom, 4,560 sqft

Rural on 80.00 Acres

None, Rural Leduc County, AB

A truly exceptional offering—this timeless country estate rests on 80 rolling acres in the heart of Leduc County. Gated & fully fenced, with a tree-lined drive that leads past sweeping pastoral views & endless Alberta skies, this is where elegance meets quiet country sophistication. The custom-built Heredity Homes residence offers over 8,500 sq ft of beautifully developed space with cherrywood floors, soaring ceilings, & a layout designed for connection & comfort. The chef's kitchen is equipped with Sub-Zero & Miele appliances, rich granite counters, & full-height cabinetry—seamlessly flowing into the breakfast nook, formal dining, & cozy family room with fireplace. The main floor hosts 3 bedrooms with W/I closets & ensuites, including a serene primary suite with French doors to the deck & spa-like bath. Downstairs, the walkout level impresses with a double staircase, theatre, gym, rec space, 2 bedrooms, & full-height windows. A 3,200+ sq ft shop with private suite adds endless potential.

Built in 2002

## **Essential Information**

MLS® #	E4446356
Price	\$3,995,000



Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	2
Square Footage	4,560
Acres	80.00
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	23362 Twp Road 490
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 1X2

### Amenities

Features	Air Conditioner, Closet Organizers, Deck, Exercise Room, Patio, Walkout Basement
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Lake View, Landscaped, Low Maintenance Landscape, Private Setting, Stream/Pond
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 7th, 2025

Days on Market                69

Zoning                            Zone 80

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