

## \$800,000 - 2544 Hwy 770, Rural Leduc County

MLS® #E4450011

**\$800,000**

6 Bedroom, 4.00 Bathroom, 4,532 sqft

Rural on 17.68 Acres

None, Rural Leduc County, AB

### PRIVATE RIVER VALLEY ACREAGE:

2-storey with detached triple garage

(34Wx24L, 220V, insulated) on 17.68 acres

OUT OF SUBDIVISION, just west of Genesee Bridge Boat Launch on the North Sask River.

HUGE 4,530 sq ft (plus full basement) home with massive bachelor suite connected by a fully enclosed breezeway/mudroom. On the main level: front office/bedroom, large formal dining room, living room w/ wood-burning fireplace, 2-pc powder room w/ laundry and a gourmet kitchen with centre island, built-in dishwasher, wall oven and walk-in pantry.

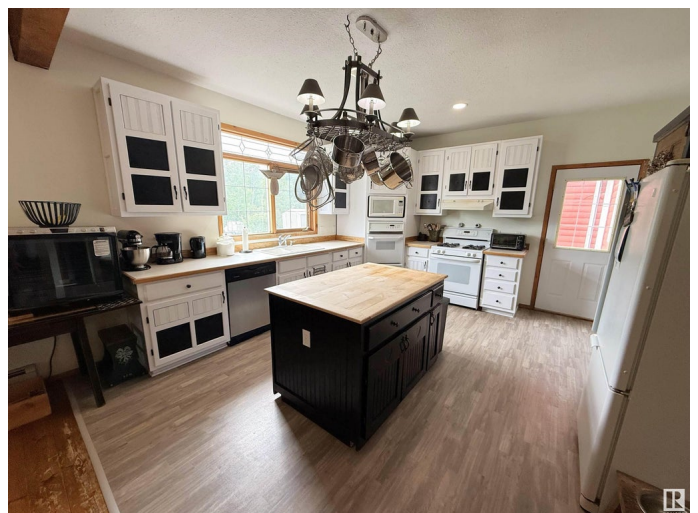
Upstairs: 2 full bathrooms and 3 large bedrooms including the owner's suite with walk-in closet & 3-pc ensuite. Basement: bedroom, 2-pc powder room, spacious rec area and plenty of storage space. BACHLORE SUITE: main floor with 4-piece bathroom, kitchenette and walk-in closet; upstairs 24'x32' bonus room with sink, drawers & counter space. Outside: covered decks, fire pit, garden beds, chicken coop & run & storage sheds. So much opportunity on this peaceful, treed acreage

Built in 1998

### Essential Information

MLS® # E4450011

Price \$800,000



Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	4,532
Acres	17.68
Year Built	1998
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2544 Hwy 770
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2T0

### Amenities

Features	Bar, Ceiling 9 ft., Deck, Dog Run-Fenced In, Fire Pit, Front Porch, No Smoking Home, R.V. Storage, Wet Bar, Workshop, Natural Gas BBQ Hookup
Parking Spaces	6

### Interior

Interior Features	ensuite bathroom
Heating	Baseboard, Hot Water, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Boating, Hillside, No Back Lane, Private Setting, Ravine View, Recreation Use, River Valley View, River View, Rolling Land, Treed Lot,

	Vegetable Garden
Construction	Wood
Foundation	Preserved Wood

### **Additional Information**

Date Listed	July 28th, 2025
Days on Market	2
Zoning	Zone 90

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Listing information last updated on July 30th, 2025 at 4:47am MDT