

# **\$939,000 - 2047 Twp Road 495 A, Rural Leduc County**

MLS® #E4455320

**\$939,000**

4 Bedroom, 3.00 Bathroom, 1,466 sqft

Rural on 35.12 Acres

None, Rural Leduc County, AB

Great opportunity to live and have your business on the same Property! Beautiful private setting with trees, a creek and all located on pavement. This 35.12 acres hosts a 1465.73 sq/ft house with a 20x28 attached garage with a creek behind it and sheltered from the industrial yard. The graveled industrial yard is set up to move right in. On it is a 50x29 heated and insulated quonset with power and a cement floor. A 40x80 Fully finished Shop metal clad inside and out with 2 overhead doors (12x14 and 16x14), heated, insulated, power, mezzanine, 3pc bathroom, with offices and lunch room in the front. A 50x80 drive through shop (18x14 doors) with power, heat, fully insulated with an mezzanine, spray booth, and office with two more overhead doors off the side. This property is situated in a private beautiful location.

Built in 1997

## **Essential Information**

MLS® #	E4455320
Price	\$939,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,466



Acres	35.12
Year Built	1997
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	2047 Twp Road 495 A
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### Amenities

Features	Deck, Parking-Extra, R.V. Storage, Workshop, See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Private Setting, Treed Lot, See Remarks, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 29th, 2025
Days on Market	2
Zoning	Zone 90

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Listing information last updated on August 31st, 2025 at 6:02am MDT