

Courtesy Of Mike Marsh and Marko Koltalo Of Grassroots Realty Group

\$469,000 - 3354 Twp Road 500, Rural Leduc County

MLS® #E4423804

\$469,000

4 Bedroom, 1.00 Bathroom, 1,456 sqft

Rural on 12.28 Acres

None, Rural Leduc County, AB

Escape to the country with this beautifully maintained 12-acre homestead nestled on a quiet, secondary highway just outside Warburg. This open-concept home features vaulted ceilings, a stunning stone fireplace, hardwood floors, and elegant crown molding. Upgrades include high-efficiency windows & siding (2020) & a new well pump/water system (2021), tastefully renovated bedrooms & bathroom in Dec2024. The full, unfinished basement offers loads of potential with 2 roughed-in bedrooms & a bathroom, ready for your personal touch. Outdoors, the property is fully fenced & secure for dogs and cross-fenced 2x4 welded wire pastures, complete with an auto-waterer! Additional features: an older shop with concrete floor, 10x10 greenhouse, and a rustic 10x10 chicken coop. Nature lovers will be in paradise with mature apple trees, a half-acre of Saskatoon bushes, newly planted plum and pear orchard (2023), mature raspberry canes, and raised garden beds for vegetables. No immediate neighbors & views galore!

Built in 1940

Essential Information

MLS® # E4423804

Price \$469,000



Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,456
Acres	12.28
Year Built	1940
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	3354 Twp Road 500
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2T0

Amenities

Features	Dog Run-Fenced In, Greenhouse
----------	-------------------------------

Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Fruit Trees/Shrubs, Hillside, Rolling Land, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Block

Additional Information

Date Listed	March 4th, 2025
-------------	-----------------

Days on Market 60

Zoning Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 3rd, 2025 at 4:02am MDT