

## \$400,000 - 21535 Twp Road 510, Rural Leduc County

MLS® #E4439329

**\$400,000**

1 Bedroom, 1.50 Bathroom, 236 sqft

Rural on 2.99 Acres

None, Rural Leduc County, AB

Outdoor and nature enthusiasts dream!

Massive (approx 30'x34', 15' ceiling) heated shop, with second level mezzanine. Living quarters partitioned in shop (approx 12'x34') feature kitchen and living space plus 2-piece bath on lower level. Second level of living space has vaulted ceilings, set up with bedroom, full bath, and additional seating space. SEE DRAWINGS IN PHOTOS! Living space heated with wood stove or natural gas fireplace. Mezzanine space perfect for office, work benches, and has separate bedroom space. Shop building has natural gas furnace, water tank, water heaters for hot water supply, washer/dryer, grey-water system, and septic tank. Property also has 1-bedroom cottage with electric heat and wood stove, and is fully fenced with page wire. Approx 350 m from crown land, snowmobile trails, horse riding areas, hunting possibilities, bird/wildlife watching, close to South Cooking Lake recreation areas.

Built in 2018

### Essential Information

MLS® #	E4439329
Price	\$400,000
Bedrooms	1
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	236
Acres	2.99
Year Built	2018
Type	Rural
Sub-Type	Cottage
Style	Bungalow
Status	Active

### **Community Information**

Address	21535 Twp Road 510
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0B 3M2

### **Amenities**

Features	Off Street Parking, Deck, Fire Pit, Front Porch, Parking-Extra, R.V. Storage
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### **Interior**

Interior Features	ensuite bathroom
Heating	Wood Stove, See Remarks, Natural Gas, Wood
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	See Remarks
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Level Land, Park/Reserve, Paved Lane, Picnic Area, Private Setting, Recreation Use, See Remarks
Construction	See Remarks
Foundation	See Remarks

### **Additional Information**

Date Listed	May 28th, 2025
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Days on Market 94  
Zoning Zone 80



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Listing information last updated on August 29th, 2025 at 9:47pm MDT