

# \$1,269,000 - 28179 Twp Road 485, Rural Leduc County

MLS® #A2202170

**\$1,269,000**

5 Bedroom, 3.00 Bathroom, 2,010 sqft

Agri-Business on 79.00 Acres

NONE, Rural Leduc County, Alberta

This stunning property holds a 2009.96 sq/ft home, 54'x72' Shop, Barn, and more, all situated on 79 Acres! Inside the beautiful home to the main floor you'll find an open living room, dining room, and kitchen with a corner pantry. Three bedrooms are also on the main floor including the primary bedroom that has its own 4 piece ensuite, walk-in closet, and access to the back deck that has a hot tub and gazebo. Another 4 piece bathroom, and mudroom/laundry room with access to the oversized double attached heated garage complete the main level. The basement has a HUGE family room with custom woodwork, two more bedrooms, and a 3 piece bathroom. The beautiful fully finished shop has 2 overhead doors, an office, 3 piece bathroom with laundry, radiant tub heaters along both sides, and 220 power. The Barn is also finished with a metal roof, has electric heat, and a lean shelter off the side. A Stock Waterer and a variety of fencing makes this property ideal for many different animals with extra farmable land. 6 Campsites are also on the property with 3 of them having power hookups.

Built in 2009

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | A2202170    |
| Price    | \$1,269,000 |
| Bedrooms | 5           |



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 2,010         |
| Acres          | 79.00         |
| Year Built     | 2009          |
| Type           | Agri-Business |
| Sub-Type       | Agriculture   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 28179 Twp Road 485 |
| Subdivision | NONE               |
| City        | Rural Leduc County |
| County      | Leduc County       |
| Province    | Alberta            |
| Postal Code | T0C 2P0            |

### Amenities

|              |                                                  |
|--------------|--------------------------------------------------|
| Parking      | Double Garage Attached, Heated Garage, Insulated |
| # of Garages | 2                                                |

### Interior

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Freezer, Garage Control(s), Refrigerator, Washer, Gas Stove, Microwave Hood Fan |
| Heating      | Forced Air, Natural Gas                                                                            |
| Has Basement | Yes                                                                                                |
| Basement     | Finished, Full                                                                                     |

### Exterior

|            |                 |
|------------|-----------------|
| Roof       | Asphalt Shingle |
| Foundation | Poured Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 160              |
| Zoning         | AG               |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) |
|----------------|-------------------------------|

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