

## \$469,969 - 3160 Hwy 622, Rural Leduc County

MLS® #E4429007

**\$469,969**

2 Bedroom, 2.00 Bathroom, 1,335 sqft

Rural on 5.76 Acres

St. Francis, Rural Leduc County, AB

Reduced to sell! St Francis on pavement to the house and garage, 5.76 Acres set up for cattle or horses inside the Leduc County Agriculture District. The home is about 1300Sq' of bright space with a huge country kitchen, corner fireplace, large living room, main floor laundry and 2 good size bedrooms. The basement is very clean with a 3rd bedroom, 4 pc bath, cold room, and room for a 2nd living room. Recent upgrades include septic pump, roof, new furnace, 100 amp power. There is a oversized double garage with work shop, power, flat concrete floor and a wood heater. Yard is well taken care of and has a second well centrally located with tractor tire water tank. Many out buildings, large animal shed and 40x60 Quonset. This is a exceptionally well taken care of fenced property and could fill many rolls from a home and hobby to Agra-business, future green house, or even a potential equipment, storage or rental yard centrally located right on pavement.

Built in 1964

### Essential Information

MLS® #	E4429007
Price	\$469,969
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,335
Acres	5.76
Year Built	1964
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	3160 Hwy 622
Area	Rural Leduc County
Subdivision	St. Francis
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2T0

### **Amenities**

Features	No Animal Home, No Smoking Home, See Remarks
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### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Cross Fenced, Fenced, Flat Site
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	101
Zoning	Zone 90

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