

## \$829,900 - 23021 Twp Road 502, Rural Leduc County

MLS® #E4458589

**\$829,900**

3 Bedroom, 2.00 Bathroom, 1,173 sqft

Rural on 3.01 Acres

None, Rural Leduc County, AB

Dream shop alert! This 36x52' heated shop is set up and spotless â€” car hoist, radiant heat + wood stove, hot water tank with sink, shelving, cabinets, workbenches, 2 mezzanines & lean-to for cold storage. Run your business, build your toys, or just have the ultimate workspace. Outside is just as dialed in: 3 acres of perfectly manicured yard, tons of mature trees, total privacy, 5 sheds (2 with power), and a 24x26â€™™ heated garage. The home? Immaculate. 3-bed, 2-bath open-concept bungalow with vaulted ceilings, huge living room, new floors, cabinets, countertops, and a high-end ensuite shower. Security system, central A/C, 3,800-gal cistern, recent septic clean-out, low utilitiesâ€”even with the shop running. Fenced yard off the deck for pets or kids, plus maintenance-free veranda & deck. Just 12 min to Beaumont, 22 to Edmonton. Clean, updated, and insanely well-keptâ€”this place is the real deal, and all well under \$1M.

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4458589  |
| Price     | \$829,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,173                  |
| Acres          | 3.01                   |
| Year Built     | 2006                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 23021 Twp Road 502 |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0B 3M1            |

### Amenities

|          |                                                                                                                  |
|----------|------------------------------------------------------------------------------------------------------------------|
| Features | Air Conditioner, Deck, Exterior Walls- 2"x6", Fire Pit, No Smoking Home, R.V. Storage, Vaulted Ceiling, Workshop |
|----------|------------------------------------------------------------------------------------------------------------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood                                                           |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Private Setting, Treed Lot |
| Construction      | Wood                                                           |
| Foundation        | Piling                                                         |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 29                   |
| Zoning         | Zone 80              |

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 October 18th, 2025 at 2:18pm MDT