

\$389,000 - 2137 Twp Road 490, Rural Leduc County

MLS® #E4443141

\$389,000

2 Bedroom, 1.00 Bathroom, 933 sqft

Rural on 3.26 Acres

None, Rural Leduc County, AB

3.26 Acres. Not in Subdivision. On Pavement-Glen Park Road. The Property Has Been Landscaped by Nature with a Perimeter of Mature Trees & Offers Much Seclusion Without Isolation. Only Minutes to Thorsby & Warburg. Quick Commute to HWY #39 & QE2. FEATURES: 2 Bedrooms-There May be Potential to Build an Addition. 1-4 Piece Bath. Property is Fenced Complete with Front Gate. Detached Garage/ Work Shop Area. Numerous Out Buildings/ Shed & Tarp Shed That are Sturdy But Still in Need of Some Restoration “ Full of Character & Potential. Additional Features: Drilled Well. Septic Tank & Straight Discharge System. Vinyl Siding. Metal Roof. Upgraded Furnace & Hot Water Tank. The Property Exudes Character & Charm. Ample Space for Gardens, Workshops, or a New Custom Build. Excellent Potential “ Bring Your Vision!

Built in 1940

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4443141 |
| Price | \$389,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 933 |



| | |
|------------|------------------------|
| Acres | 3.26 |
| Year Built | 1940 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 2137 Twp Road 490 |
| Area | Rural Leduc County |
| Subdivision | None |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0C 2P0 |

Amenities

| | |
|----------|------|
| Features | Deck |
|----------|------|

Interior

| | |
|--------------|-----------------------|
| Heating | Forced Air-1, Propane |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Partial, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Cross Fenced, Fenced, Flat Site, Fruit Trees/Shrubs, Treed Lot |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 71 |
| Zoning | Zone 90 |

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Listing information last updated on August 28th, 2025 at 10:02pm MDT