

\$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
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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

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Listing information last updated on October 18th, 2025 at 3:17pm MDT