



**Rural Leduc County**      **M 4   R 22   T 50   S 35   Q**      **LP: \$779,000**  
 90 22111 TWP RD 510      TOB 3M2      **SP:** M

**Listing ID #** E4490787 **ACTIVE**  
**Building Type** Detached Single Family      **Agricultural**  
**Style** Bungalow      **Sold Date**  
**Year Built** 2000      **Beds Above/Total** 3 / 5  
**Total Acreage** 10.080      **Baths Half/Full** 0 / 2  
**Community** Steinke Estates      **Total Baths** 2.0  
**Nearest Town** Leduc      **Tot Floor AG SqM** 130.10  
**Dist to Town**      **Tot Floor AG SF** 1,400.40

**URL-Virtual Tour**

Welcome to this beautifully renovated 1400 sqft bungalow situated on 10 fenced acres in a private country setting. This open concept home features extensive vinyl plank flooring throughout the main & lower levels, a warm & welcoming entrance, & a spacious eating area with bay window overlooking the gorgeous backyard & full wraparound deck. The kitchen is open to the dining & family room & showcases quartz countertops, white cabinetry, double granite sink, subway tile backsplash, stainless steel appliances, & custom LED lighting. Main floor laundry with separate back entrance adds convenience. The main floor offers 3 bedrooms including a spacious primary large enough for a king-size bed, complete with walk-in closet & 4pc Jack & Jill ensuite. The basement features 2 additional bedrooms, 4pc bath, wood-burning fireplace/stove, large family room & recreation area. Outside offers a wraparound deck, oversized heated double detached garage/shop, & 80'x40' tarp Quonset building ideal for storage.

**Directions**

Living Room	3.99x4.96	M	Bedroom 3	3.64x2.98	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	3.58x3.99	M	Bedroom 4	3.65x4.61	B	1	4	M	Yes	Main		
Kitchen	2.80x3.99	M	Bedroom	3.89x4.25	B	2	4	B	No	Upper		
Family Room	4.02x5.39	B	Laundry Room	3.99x2.07	M	3				Above Grd		
Den			Recreation Room	5.48x3.87	B	4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	3.97x3.99	M				6				Tot Flr AG	130.10	1,400.40
Bedroom 2	3.34x2.98	M				7				# Finished	2	

**Heat Source** Natural Gas      **HS Desc** Paid For  
**Heat Type** Forced Air-1  
**Foundation** Concrete  
**Roof Type** Asphalt Shingles  
**Exterior** Vinyl  
**Flooring** Vinyl Plank  
**Features** Deck, Fire Pit, Front Porch

**Construction** Wood Frame  
**Basement/Dev** Full / Fully Finished  
**Separate Ent**  
**Lot Shape**      **Front Exp**  
**Front x Depth** (m) x (m)  
**Zoning**  
**Tax Amount** \$3,223.21 / 2025  
**Fireplace**      **Fuel**  
**FP Type**

**Goods Incl** Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

**Acres Freehld**      **Acres Leasehld**  
**Major Use**  
**Env Assessmt**      **Type**

**Goods Excl**

**Reg Wtr Rights**      **Acres Water Rights**  
**Water Desc** Not Paid For      **Phone Desc** Paid  
**Water Supply** Drilled Well

**Site Features** Fenced, See Remarks

**Sewer/Septic** Tank & Straight Discharge

**Parking** Double Garage Detached

**Power Service** Paid For  
**Out Building** Quonset Bldg, Workshop

**Road Access** Paved Driveway to House

**Park Encl/Tot** / **Garage Dim**

<b>Conform/Yr</b>	/	<b>2nd Suite</b>	No	<b>Permit By Seller</b>
<b>Condo Name</b>		<b>Garden Suite</b>		<b>Garage Suite</b>
<b>Condo Fee</b>	/	<b>HOA Fee</b>		<b>HOA Fee/Sched</b> /
<b>Fee Includes</b>		<b>HOA Fee Incls</b>		