



Rural Leduc County **M 4 R 22 T 50 S 35 Q** **LP: \$799,000**
 90 22111 TWP RD 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 130.00
Dist to Town	Tot Floor AG SF 1,399.32

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	M	Bedroom 3	M	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	M	Bedroom 4	B	1	4	M	Yes	Main		
Kitchen	M	Bedroom	B	2	4	B	No	Upper		
Family Room	B	Laundry Room	M	3				Above Grd		
Den		Recreation Room	B	4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	M			6				Tot Flr AG	130.00	1,399.32
Bedroom 2	M			7				# Finished	2	

Heat Source Natural Gas	HS Desc Paid For	Construction Wood Frame
Heat Type Forced Air-1		Basement/Dev Full / Fully Finished
Foundation Concrete		Separate Ent
Roof Type Asphalt Shingles		Lot Shape Front Exp
Exterior Vinyl		Front x Depth (m) x (m)
Flooring Vinyl Plank		Zoning
Features Deck, Fire Pit, Front Porch		Tax Amount \$3,223.21 / 2025
		Fireplace Fuel
		FP Type
		Acres Freehld Acres Leasehld
		Major Use
Goods Incl Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings		Env Assessmt Type
		Reg Wtr Rights Acres Water Rights
		Water Desc Not Paid For Phone Desc Paid
		Water Supply Drilled Well
Goods Excl		Sewer/Septic Tank & Straight Discharge
Site Features Fenced, See Remarks		Power Service Paid For
		Out Building Quonset Bldg, Workshop
Parking Double Garage Detached		Road Access Paved Driveway to House

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