



Rural Leduc County **M 4 R 22 T 50 S 35 Q** **LP: \$799,000**
 90 22111 TWP RD 510 TOB 3M2 **SP:** M

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

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

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

| | | |
|---|-------------------------|---|
| 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 | Permit By Seller |
|---------------------|----------------------|------------------------|
| / | No | Garage Suite |
| Condo Name | Garden Suite | HOA Fee/Sched / |
| Condo Fee / | HOA Fee | |
| Fee Includes | HOA Fee Incls | |