

# **\$749,900 - 26114 Twp Road 490, Rural Leduc County**

MLS® #E4442355

**\$749,900**

1 Bedroom, 1.00 Bathroom, 1,003 sqft

Rural on 12.00 Acres

Michigan Centre, Rural Leduc County, AB

Live, work, and grow on this 12-acre private parcel just minutes from QE2, 15 to Leduc, and 25 to South Edmonton. This 1924 home combines classic structure with functional updates, including a hickory kitchen with stainless steel appliances, gas stove, a large front deck, new rear patio, and a versatile loft with hardwood flooring. The property includes a 40x60 heated shop with 220V power and air lines, a powered chicken coop that can easily be converted into a single care garage, two powered RV stalls, multiple outbuildings including two garages, a powered utility shed, and a garden/firepit area. Recent upgrades include triple-pane windows, Hardie board siding with stone accents, 2024 septic update, shingles, and updated electrical. Main floor laundry and an efficient layout make this home practical for daily living. Ideal for tradespeople, small business owners, or anyone needing space, usable infrastructure, and a quiet location with quick access to town.

Built in 1924

## **Essential Information**

MLS® #	E4442355
Price	\$749,900
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	1,003
Acres	12.00
Year Built	1924
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	26114 Twp Road 490
Area	Rural Leduc County
Subdivision	Michigan Centre
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 2E9

### Amenities

Features	Closet Organizers, Deck, Fire Pit, Front Porch, R.V. Storage
Parking Spaces	8

### Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Flat Site, Fruit Trees/Shrubs, No Back Lane, Shopping Nearby, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 13th, 2025
Days on Market	45
Zoning	Zone 90

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