

## \$499,900 - 23205 Hwy 623, Rural Leduc County

MLS® #E4462431

**\$499,900**

4 Bedroom, 4.00 Bathroom, 2,950 sqft

Rural on 4.82 Acres

None, Rural Leduc County, AB

This unique & remarkably spacious 2950 SqFt two storey sits on 4.82 acres of land (128m x 152m) just east of Rolly View on Hwy 623. Main level features mud room, laundry room (which could be converted back to bedroom), large kitchen, living room with patio doors to deck, family room with fireplace, dinning area & 3-piece bathroom. Upper level has a family bathroom, four bedrooms including a primary with a walk-in closet, sitting area, 3-piece ensuite & access to a large deck that overlooks the expansive property. Basement has family room with heat stove, bedroom, bathroom, cold room and storage. Home has a massive double attached garage. Property has an upgraded sewer system, wood shed, lean-to & chicken barn. Note that home is comfortably liveable but could use upgrades, repairs and cosmetics. Sold as is.

Built in 1970

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462431  |
| Price          | \$499,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,950     |
| Acres          | 4.82      |



|            |                        |
|------------|------------------------|
| Year Built | 1970                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 23205 Hwy 623      |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 0Z1            |

### Amenities

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                |
| Exterior Features | Fruit Trees/Shrubs, Golf Nearby, Private Setting, Schools, Shopping Nearby, Ski Hill Nearby, Treed Lot, See Remarks |
| Construction      | Wood                                                                                                                |
| Foundation        | Block, Concrete Perimeter                                                                                           |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 15                 |
| Zoning         | Zone 80            |

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