

## \$725,000 - 22355 Hwy 623, Rural Leduc County

MLS® #E4456656

**\$725,000**

4 Bedroom, 2.00 Bathroom, 1,302 sqft

Rural on 6.57 Acres

None, Rural Leduc County, AB

Beautifully renovated home on 6.57 acres with all paved roads leading to this amazing location. This home features 3 bedrooms on main floor and 1 in the basement. The bright kitchen flows into the dining room and up to the spacious living room. This home has many features and upgrades, 25KVA transformer on site, 200 amp panel in garage, cross fenced for cattle and horses, chicken coop automatic door, air conditioning, new furnace, new hot water tank, new roof, new windows, siding with foam insulation, 30' well, 7GPM septic tank with field, RO drinking water at tap and fridge. Outside garden has 30+ raised planter boxes, 2 sheds and so much more. Many mature trees that offer privacy and shade. This is country living at its finest

Built in 1965

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456656  |
| Price          | \$725,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,302     |
| Acres          | 6.57      |
| Year Built     | 1965      |



|          |                        |
|----------|------------------------|
| Type     | Rural                  |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 22355 Hwy 623      |
| Area        | Rural Leduc County |
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0B 3M4            |

### Amenities

|          |                                                |
|----------|------------------------------------------------|
| Features | Air Conditioner, Deck, Front Porch, Greenhouse |
|----------|------------------------------------------------|

### Interior

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

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Wood                                                                             |
| Exterior Features | Airport Nearby, Cross Fenced, Fenced, Golf Nearby, Park/Reserve, Private Setting |
| Construction      | Wood                                                                             |
| Foundation        | Concrete Perimeter                                                               |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2025 |
| Days on Market | 46                  |
| Zoning         | Zone 80             |

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Listing information last updated on October 23rd, 2025 at 11:32am MDT