

\$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
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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	Concrete Perimeter

Additional Information

Date Listed	October 14th, 2025
Days on Market	5
Zoning	Zone 80

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