



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

22252 Township Road 505  
Rural Leduc County, Alberta

MLS # A2267267



**\$1,190,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	2,070 sq.ft.	Age:	2010 (15 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	12.97 Acres		
Lot Feat:	Dog Run Fenced In, Garden, Landscaped, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Ceramic Tile, Laminate	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	34-50-22-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	20-AG-CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, High Ceilings, Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Bar fridge and dishwasher, sauna, all outbuildings, garden beds, water tank, firepit.

Welcome to this exceptional custom-built home on 12.97 acres in the highly desirable Leduc County. Lovingly maintained by the original owner, every inch of this property has been thoughtfully manicured. Step inside to find the large entry and 9' ceilings throughout. On the main level the kitchen is so perfect for entertaining and ease of cooking. Large island, lots of cupboards and drawers, pantry and modern appliances. The dining room has a door to the deck, so outdoor cooking is made simple. The cozy living room has a gas fireplace and beautiful mantle. Down the hallway you will find a 4-piece main bathroom with storage, and a large bedroom. The master suite has a 3-piece ensuite, door to the deck, large walk-in closet and access to the laundry room with sink. There is a dedicated home office or additional bedroom and 2-piece bathroom that can easily be separated from the house with just closing a door, so if you run a home business, staff or customers can access through the garage, and you have the ease of separation from your living space. The lower level walk out features large windows, so you do not feel like you are below ground. The family room has a wood stove with a cold air return just above so with putting on the furnace fan, you are able to push heat throughout the house. The wet bar is equipped with a full sized fridge and dishwasher. A 4 piece bathroom complete with a dry sauna. 3 additional bedrooms, a storage room and well thought out cold room with temperature regulation. Plus a brand new furnace installed in December 2025. There is also a door to walk up to the double attached garage. Outside, you'll discover a fully fenced backyard designed for both relaxation and recreation. Whether you're enjoying quiet evenings by the firepit, tending to the incredible garden area, or watching your pets play in one of the two

dog runs, this property offers a lifestyle that is hard to match. There's also a concrete pad perfectly suited for an above-ground pool, giving you even more ways to enjoy your private outdoor paradise. The Quonset is equipped with rough in for water, septic and a wood stove. The pressure tank in the house is oversized so it will not be a problem to have water in the shop. It currently has radiant heat and is wired including a garage door opener. You will also benefit from powered gates at the driveway, additional driveway built for the septic truck to have easy access and streetlights along the driveway. If you want to try your hand at hobby farming, there is a chicken coop and pig pen ready to go. But the most amazing part is the serene walking trails and inviting campfire spot with cook shack tucked into the treed area. This property is truly one of a kind. This is more than just a home—it's a retreat, a sanctuary, and a rare opportunity to own a piece of country paradise. Don't miss your chance to experience the ultimate in acreage living.