

\$800,000 - 2544 Hwy 770, Rural Leduc County

MLS® #E4450011

\$800,000

6 Bedroom, 5.00 Bathroom, 4,532 sqft

Single Family on 17.68 Acres

None, Rural Leduc County, Alberta

PRIVATE RIVER VALLEY ACREAGE:

2-storey with detached triple garage
(34Wx24L, 220V, insulated) on 17.68 acres
OUT OF SUBDIVISION, just west of Genesee

Bridge Boat Launch on the North Sask River.

HUGE 4,530 sq ft (plus full basement) home
with massive bachelor suite connected by a
fully enclosed breezeway/mudroom. On the
main level: front office/bedroom, large formal
dining room, living room w/ wood-burning
fireplace, 2-pc powder room w/ laundry and a
gourmet kitchen with centre island, built-in
dishwasher, wall oven and walk-in pantry.

Upstairs: 2 full bathrooms and 3 large
bedrooms including the owner's suite with
walk-in closet & 3-pc ensuite. Basement:
bedroom, 2-pc powder room, spacious rec
area and plenty of storage space. BACHLORE
SUITE: main floor with 4-piece bathroom,
kitchenette and walk-in closet; upstairs
24'x32' bonus room with sink, drawers
& counter space. Outside: covered decks, fire
pit, garden beds, chicken coop & run &
storage sheds. So much opportunity on this
peaceful, treed acreage (id:6289)

Built in 1998

Essential Information

Listing # E4450011

Price \$800,000

Bedrooms 6



Bathrooms	5.00
Half Baths	2
Square Footage	4,532
Acres	17.68
Year Built	1998
Type	Single Family

Community Information

Address	2544 Hwy 770
Subdivision	None
City	Rural Leduc County
Province	Alberta
Postal Code	T0C2T0

Amenities

Amenities	Ceiling - 9ft
Features	Hillside, Private setting, Treed, Ravine, Rolling, No back lane, Wet bar, No Smoking Home, Recreational
Parking Spaces	6
Parking	Detached Garage, RV
# of Garages	1
View	Ravine view, Valley view

Interior

Appliances	Dishwasher, Dryer, Garage door opener, Hood Fan, Oven - Built-In, Microwave, Refrigerator, Storage Shed, Gas stove(s), Washer
Heating	Baseboard heaters, Hot water radiator heat
Fireplace	Yes
Fireplaces	Wood
# of Stories	2
Has Basement	Yes
Basement	Low

Listing Details

Listing Office	Royal LePage Noralta Real Estate
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Listing information last updated on October 26th, 2025 at 8:01pm MDT