

## **\$700,000 - 20 21539 Twp Road 503, Rural Leduc County**

MLS® #E4454196

**\$700,000**

3 Bedroom, 2.50 Bathroom, 2,052 sqft

Rural on 3.30 Acres

Wildland Meadows, Rural Leduc County, AB

This acreage has it all!! Approx 3000sqft of living space, 3.3 acers, TRIPLE ATTACHED heated garage w/entertainment system, 32x32 SHOP wired for 240amp, 9â€™™ & 10â€™™ doors, Gantry crane & metal shelving stay! located in Wildland Meadows at the end of a paved, quiet & secluded road nestled alongside Ministik Bird Sanctuary. Peaceful living at itâ€™™s best! The huge Master offers a walk in closet, 4pc en-suite w/shower, jetted tub, sitting area w/its own private balcony to enjoy the views. 2 more bedrooms walk-in & 4pc bath. Huge bonus room surrounded by windows & vaulted ceiling. Hardwood throughout main. Kitchen incl a large island, pot drawers, walk-in pantry & dinette w/garden door leading onto the wrap around deck. Fireplace in the family room. 2pc bath, mudroom/laundry area off the garage & an inviting dining/living room off the front entrance. The yard is engulfed w/trees, lush grass, pond, firepit, private hot tub house, fenced dog run. Home comes furnished & w/riding mower + odds nâ€™™ ends. This oneâ€™™s a 10!

Built in 2007

### **Essential Information**

MLS® # E4454196

Price \$700,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,052
Acres	3.30
Year Built	2007
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	20 21539 Twp Road 503
Area	Rural Leduc County
Subdivision	Wildland Meadows
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0B 3M0

### Amenities

Features	Air Conditioner, Deck, Dog Run-Fenced In, Fire Pit, Front Porch, R.V. Storage
Parking Spaces	15

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Paved Lane, Private Setting, Schools, Shopping Nearby, Treed Lot, Vegetable Garden

Construction	Wood
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 22nd, 2025
Days on Market	1
Zoning	Zone 80
Condo Fee	\$125

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Listing information last updated on August 23rd, 2025 at 7:32am MDT