$129,000 - 20 3166 Hwy 622, Rural Leduc County

MLS® #E4438176

$129,000

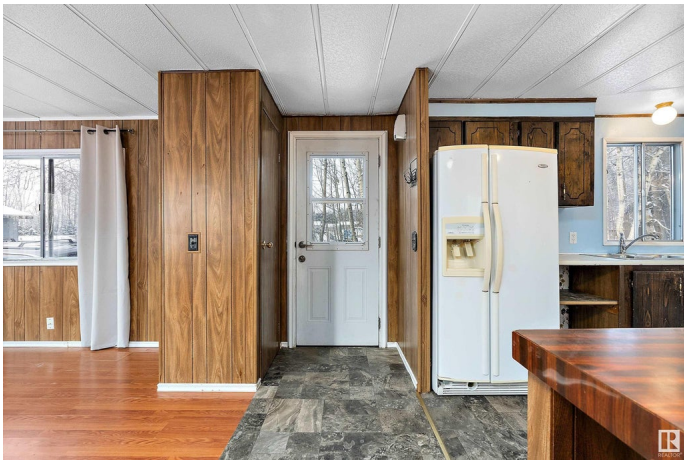2 Bedroom, 1.00 Bathroom, 914 sqft
Rural on 0.51 Acres

St. Francis, Rural Leduc County, AB

Affordable and full of potential, this mobile home is situated on a spacious 0.51-acre lot, providing ample room for outdoor activities or future improvements. Move-in ready with opportunities to customize to your taste, the home features 2 bedrooms and 1 bathroom with direct access to the main bedroom. A handy insulated storage shed adds extra space for tools or equipment, as well as an out-building at the rear of the property. Low maintenance yard backed by aspen poplars. Conveniently located on pavement near Warburg and just 30 minutes from Leduc, Drayton Valley, and Stony Plain, this property is perfect as a quiet retreat, investment, or starter home.

Built in 1978

Essential Information

MLS® #	E4438176
Price	$129,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	914
Acres	0.51
Year Built	1978
Type	Rural

Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	20 3166 Hwy 622
Area	Rural Leduc County
Subdivision	St. Francis
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2T0

Amenities

Features	Parking-Extra

Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior Features	Flat Site, Treed Lot
Foundation	Block

Additional Information

Date Listed	May 23rd, 2025
Days on Market	55
Zoning	Zone 90