

Courtesy Of Janelle Harder Of Maxwell Heritage Realty

# \$159,900 - 20 3166 Hwy 622, Rural Leduc County

MLS® #E4414499

**\$159,900**

2 Bedroom, 1.00 Bathroom, 914 sqft

Rural on 0.51 Acres

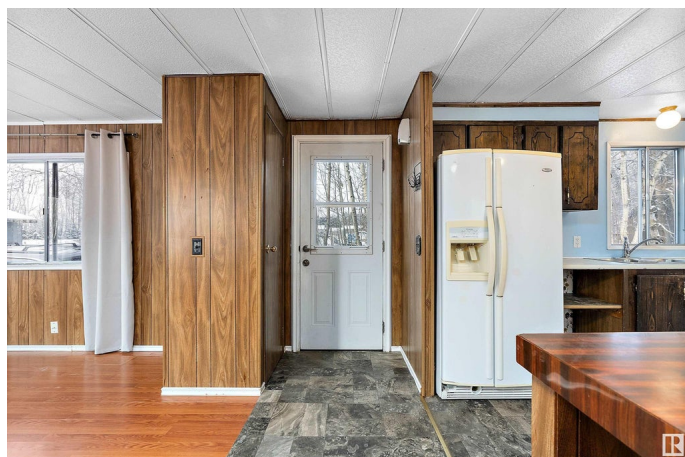
St. Francis, Rural Leduc County, AB

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® #         | E4414499  |
| Price          | \$159,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 914       |
| Acres          | 0.51      |
| Year Built     | 1978      |
| Type           | Rural     |



|          |                         |
|----------|-------------------------|
| Sub-Type | Manufactured Home       |
| Style    | Single Wide Mobile Home |
| 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          | Modular              |
| Exterior Features | Flat Site, Treed Lot |
| Construction      | Modular              |
| Foundation        | Block                |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 22nd, 2024 |
| Days on Market | 134                 |
| Zoning         | Zone 90             |

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Listing information last updated on April 5th, 2025 at 12:02pm MDT