

# \$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

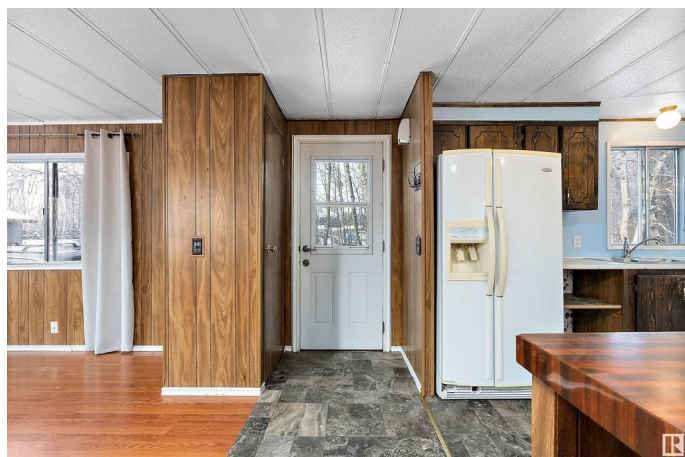
St. Francis, Rural Leduc County, AB

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
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### **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	131
Zoning	Zone 90

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Listing information last updated on April 2nd, 2025 at 2:47am MDT