

\$1,200,000 - 49447 Rge Road 232, Rural Leduc County

MLS® #E4440744

\$1,200,000

3 Bedroom, 3.00 Bathroom, 1,282 sqft

Rural on 70.62 Acres

None, Rural Leduc County, AB

Escape to country living!.. in this 1280 sq ft walkout bungalow. This home is clean and cared for and well maintained. Wrap around deck gives full views of 70 acres of beautiful land , a dream for the wannabe rancher or hobby farmer. The home boasts a beautiful window package and in floor heating. In the kitchen you will find granite, large island and walk in pantry. There is an ensuite and walk in closet in the primary, and a fully finished walkout basement. The lower level walkout includes a full bathroom , rec room and large bedroom(easily made into 2 bedrooms). This property has raised garden beds(fenced), and a greenhouse. It has livestock waterer, chain link fences, multiple fruit trees , firepit, and lots of room for quads, dirt bikes! The 30'x30' double garage has oversize doors. There is a great producing well and 2 dugouts. There is room to roam with privacy, and nature all around. A True Haven!

Built in 2010

Essential Information

| | |
|------------|-------------|
| MLS® # | E4440744 |
| Price | \$1,200,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |



| | |
|----------------|------------------------|
| Square Footage | 1,282 |
| Acres | 70.62 |
| Year Built | 2010 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | Hillside Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 49447 Rge Road 232 |
| Area | Rural Leduc County |
| Subdivision | None |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T4X 0Z9 |

Amenities

| | |
|----------|---------------------------------------|
| Features | Fire Pit, Greenhouse, No Smoking Home |
|----------|---------------------------------------|

Interior

| | |
|-------------------|-----------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Propane |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood |
| Exterior Features | Cross Fenced, Fruit Trees/Shrubs, Landscaped, Rolling Land |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 38 |
| Zoning | Zone 80 |

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Listing information last updated on July 13th, 2025 at 6:02pm MDT