

## \$999,000 - 49448 Rge Road 40, Rural Leduc County

MLS® #E4432459

**\$999,000**

3 Bedroom, 2.00 Bathroom, 2,284 sqft

Rural on 79.70 Acres

None, Rural Leduc County, AB

Beautiful and Private 79 acre Property. The Main House measures 2284 Sq/ft with 3 Bedrooms, 2 Bathrooms, and wood finishes inside and out. Matching the main home is a 50'x30' Detached garage with power and concrete floor. The Manufactured home is 1216 sq/ft with 3 Bedrooms, 3 Bathrooms, A/C, and its own 22'x16' single detached garage with power and concrete floor. The Shop is 60'x24' with heat, power, concrete floor, and storage lean off the side. The Barn is 50'x35' has a concrete floor, Power, Heat, 6 Stalls, 3 Lockers, drive through doors, and a hay loft above. A 60'x25' Metal clad Cold storage shop that is separated into 3 bays. Another Metal Cladded open faced shop measuring 40'x27'. A 600 sq/ft Cabin with a wood fire place. Another cabin that is 352 sq/ft overlooking the aerated trout pond. A chicken coop, round pen, riding arena, and other buildings throughout this fenced and treed property. Annual \$2640+/- Oil Lease Revenue. Mobile home Rented for \$1600/Month. \$4000+/- Annual Pasture Lease.

Built in 2011

### Essential Information

MLS® # E4432459

Price \$999,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,284
Acres	79.70
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	49448 Rge Road 40
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 0C0

### Amenities

Features	Crawl Space, Deck, Workshop, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Landscaped, Private Fishing, Stream/Pond, Treed Lot, See Remarks
Construction	Wood
Foundation	Insulated Concrete Form

### Additional Information

Date Listed April 24th, 2025

Days on Market 6

Zoning Zone 90

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Listing information last updated on April 30th, 2025 at 4:17am MDT