\$1,595,500 - 49072 Rge Road 233, Rural Leduc County

MLS® #E4447800

\$1,595,500

6 Bedroom, 3.50 Bathroom, 2,562 sqft Rural on 74.08 Acres

None, Rural Leduc County, AB

Incredible opportunity to own 74 acres with a completely renovated 2562 sq ft walkout bungalow and fully finished basement. Ideal for running a business from home, this property features a 50'x100' heated shop with car lift, power rail for equipment, and 25 KVA power. The 6-bedroom, 4-bath home includes a massive island kitchen with built-ins, huge living and family rooms, wood & gas fireplaces, and a luxurious primary suite with a custom tiled shower and walk-in closet the size of a bedroom. Enjoy the wraparound deckâ€"covered at the back with skylightsâ€"a 14'x8' swim spa with motorized cover, paving stone patio, and fire pit area. The oversized heated garage is 21'x32'. All roadsâ€"right to the house and shopâ€"are 100% paved. Extras include a massive main floor laundry, 3200-gal cistern plus a 12 GPM well, newer septic, a 20x20 cabin, garden shed, groomed walking trails, and gorgeous treed privacy. Fully redone in 2012â€"this is truly a one-of-a-kind live/work acreage!

Built in 1977

Essential Information

MLS® # E4447800 Price \$1,595,500

Bedrooms 6







Bathrooms 3.50 Full Baths 3 Half Baths 1

Square Footage 2,562
Acres 74.08
Year Built 1977
Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 49072 Rge Road 233
Area Rural Leduc County

Subdivision None

City Rural Leduc County

County ALBERTA

Province AB

Postal Code T0C 1Z0

Amenities

Features Bar, Deck, Exercise Room, Front Porch, Hot Tub, No Smoking Home,

Patio, Pool-Outdoor, R.V. Storage, Walkout Basement, Workshop

Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Fireplace Yes
Stories 2
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood

Exterior Features Hillside, Landscaped, Private Setting, Rolling Land, Treed Lot

Construction Wood

Foundation Preserved Wood

Additional Information

Date Listed July 15th, 2025

Days on Market

99

Zone 80 Zoning

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