\$1,375,000 - 49229 Rr 263, Rural Leduc County

MLS® #E4432716

\$1,375,000

5 Bedroom, 3.50 Bathroom, 1,727 sqft Rural on 20.68 Acres

None, Rural Leduc County, AB

This well-cared-for 1,727 sq ft bungalow offers the perfect blend of peaceful country living and functional rural setup, ideal for horses, cattle, or hobby farming. The smoke- and pet-free home includes a water distiller for clean drinking water, a high-pressure well, a new roof (2021), and a hot water tank (2022). A second kitchen in the basement makes the home well-suited for multigenerational families or added living flexibility. The property is fully fenced with 5-strand interior and 6-strand exterior barbed wire, divided into three pastures with steel swing gates throughout. A pressurized water hydrant is conveniently located beside the corral. Automatic watering bowl. Outbuildings include a heated shop, large covered storage for livestock, equipment, and feed, a greenhouse, and a 65' x 76' garden. With no subdivision rules, highway access, and pavement right to the driveway, this property also offers business potential. A rare opportunity for those seeking space, freedom, and rural comfort.

Built in 2003

Essential Information

MLS® # E4432716 Price \$1,375,000

Bedrooms 5







Bathrooms 3.50 Full Baths 3 Half Baths 1

Square Footage 1,727
Acres 20.68
Year Built 2003
Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

Community Information

Address 49229 Rr 263

Area Rural Leduc County

Subdivision None

City Rural Leduc County

County ALBERTA

Province AB

Postal Code T0C 0V0

Amenities

Features Ceiling 10 ft., Deck, Detectors Smoke, Fire Pit, Front Porch,

Greenhouse, Hot Water Natural Gas, No Smoking Home, Patio, Secured

Parking, Vaulted Ceiling, Wet Bar, 9 ft. Basement Ceiling

Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood

Exterior Features Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Level Land, Private

Setting, Treed Lot, Vegetable Garden

Construction Wood

Foundation Concrete Perimeter

Additional Information

Date Listed April 25th, 2025

Days on Market 176

Zoning Zone 90

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