

\$477,000 - 47407 Rr31, Rural Leduc County

MLS® #E4457483

\$477,000

5 Bedroom, 2.00 Bathroom, 1,461 sqft

Rural on 5.24 Acres

None, Rural Leduc County, AB

Private 5-bedroom bungalow on walkout basement on 5.24 acres with a great mix of treed and open spaces! Walk into the main living area with vaulted ceilings, bay window, laminate floors and a gas fireplace open to a large kitchen featuring dark cabinets, corner pantry, gas stove and a breakfast bar. The spacious primary suite is light-filled with double windows, a generous walk-in closet, and 3 piece bathroom. The walk-out basement is bright with large windows and double patio doors, rec room, games room, two more bedrooms, storage room and even a finished playroom for the kids under the stairs! Extra features include an ICF basement, main-floor laundry, covered veranda, oversized insulated 26x28 double garage, walking trails, many storage sheds, and a mini church with bell!

Built in 2012

Essential Information

MLS® #	E4457483
Price	\$477,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,461
Acres	5.24



Year Built	2012
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	47407 Rr31
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2T0

Amenities

Features	Vaulted Ceiling, See Remarks
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Modular
Exterior Features	Low Maintenance Landscape, Schools, See Remarks
Construction	Modular
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 12th, 2025
Days on Market	3
Zoning	Zone 90

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