

\$799,900 - 110 49547 Range Road 243, Rural Leduc County

MLS® #E4426403

\$799,900

4 Bedroom, 2.00 Bathroom, 1,135 sqft

Rural on 3.11 Acres

Sunnyville, Rural Leduc County, AB

Super UPGRADED & UPDATED 1135 sq. ft. BUNGALOW on a 3.11 FENCED, TREED & ROLLING ACRES with a DOUBLE GARAGE plus a 70' x 38' SHOP with CONCRETE & POWER, MINUTES TO BEAUMONT/LEDUC. MODERN FARMHOUSE describes this COUNTRY HOME which offers a CENTRAL FOYER, a generous LIVING ROOM features newer LUXURY VINYL PLANK & large picture window. The SPACIOUS KITCHEN has an abundance of RICH WHITE CABINETS with BLACK ACCENTS, a CENTRAL ISLAND with a newer GAS COOKTOP, PANTRY, KNOTTY PLANK FLOORING, great DINING SPACE & access to the COMPOSITE DECK & HOT TUB & YARD. The main bath combines an 4 PC. BATH & plenty of room for the LAUNDRY! Two large bedrooms complete the main floor. Down the CENTRAL STAIRCASE to the FINISHED BASEMENT offering a lovely family room with HI EFFICIENCY FIREPLACE plus a 2nd KITCHEN with fridge and stove. A 3 piece bath with shower & upgraded dual flush toilet, plus 2 generous sized bedrooms PLUS DIRECT ACCESS UP TO THE BREEZEWAY. UPGRADED FURNACE, HWT, METAL ROOFS, PVC WINDOWS & SEPTIC, PLUMBING.

Built in 1962



Essential Information

MLS® #	E4426403
Price	\$799,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,135
Acres	3.11
Year Built	1962
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	110 49547 Range Road 243
Area	Rural Leduc County
Subdivision	Sunnyville
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 1Z8

Amenities

Features	Deck, Front Porch, Hot Tub, Low Flw/Dual Flush Toilet, Wet Bar
Parking Spaces	10

Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Landscaped, Private Setting, Treed Lot, See Remarks
Construction	Wood

Foundation Concrete Perimeter

Additional Information

Date Listed March 19th, 2025

Days on Market 40

Zoning Zone 80

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