

# **\$1,200,000 - 49447 Rge Road 232, Rural Leduc County**

MLS® #E4440744

**\$1,200,000**

3 Bedroom, 3.00 Bathroom, 1,282 sqft

Rural on 81.54 Acres

None, Rural Leduc County, AB

Escape to country living!.. in this 1280 sq ft walkout bungalow. This home is clean and cared for and well maintained. Wrap around deck gives full views of 80 acres of beautiful land , a dream for the wannabe rancher or hobby farmer. The home boasts a beautiful window package and in floor heating. In the kitchen you will find granite, large island and walk in pantry. There is an ensuite and walk in closet in the primary, and a fully finished walkout basement. The lower level walkout includes a full bathroom , rec room and large bedroom( easily made into 2 bedrooms). This property has raised garden beds(fenced), and a greenhouse. It has livestock waterer, chain link fences, multiple fruit trees , firepit, and lots of room for quads, dirt bikes! The 30'x30' double garage has oversize doors. There is a great producing well and 2 dugouts. There is room to roam with privacy, and nature all around. A True Haven!

Built in 2010

## **Essential Information**

MLS® #	E4440744
Price	\$1,200,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3



Square Footage	1,282
Acres	81.54
Year Built	2010
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	49447 Rge Road 232
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0Z9

### Amenities

Features	Fire Pit, Greenhouse, No Smoking Home
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fruit Trees/Shrubs, Landscaped, Rolling Land
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 5th, 2025
Days on Market	17
Zoning	Zone 80

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