

\$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 deck covered at the back with skylights a 14'x8' swim spa with motorized cover, paving stone patio, and fire pit area. The oversized heated garage is 21'x32'. All roads right to the house and shop 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 2012 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 13

Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 27th, 2025 at 10:02pm MDT