# \$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 193

Zoning Zone 90

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