

# **\$649,000 - 48240 Rge Road 275, Rural Leduc County**

MLS® #E4447308

**\$649,000**

4 Bedroom, 1.50 Bathroom, 1,195 sqft

Rural on 40.03 Acres

None, Rural Leduc County, AB

40.03 acres with a Renovated home, Double Detached Garage, and More! Very close to Wizard Lake! A List of upgrades include: New Shingles in 2024. New Furnace and Air conditioning in 2023. All new plumbing and whole house UV filtration system and water softener system in 2022 including new hot water tank, pressure tank, toilets, and pump. New carpet, hallway doors, closet doors, back entry door, and flooring in 2024/2025. New fridge in 2022, New dishwasher in 2024. Majority of the basement windows are new in 2024. All new fencing and gates 2021-2025. New Riding Arena in 2024 with trucked in sand ground and pipe fence. New water bowl and concrete pad in 2021 for animals. New septic pump and pumped out septic tank in June 2025. Basement storage room is roughed in for another bathroom. Extra Pasture next to it is available for cheap rent if needed. This well cared for property is private with lots of mature trees and has to be viewed in person to see everything it holds!

Built in 1979

## **Essential Information**

MLS® # E4447308

Price \$649,000

Bedrooms 4



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,195
Acres	40.03
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	48240 Rge Road 275
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### Amenities

Features	Air Conditioner, Deck, Fire Pit, Hot Tub, See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Landscaped, Private Setting, Treed Lot, See Remarks
Construction	Wood
Foundation	Preserved Wood

### Additional Information

Date Listed	July 11th, 2025
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Days on Market 1

Zoning Zone 90

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Listing information last updated on July 12th, 2025 at 8:47am MDT