

\$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 four pastures with steel swing gates throughout. A pressurized water hydrant is conveniently located beside the corral. 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
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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	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
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Days on Market 3

Zoning Zone 90

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