

\$2,500,000 - 49317 Rge Road 245, Rural Leduc County

MLS® #E4445051

\$2,500,000

5 Bedroom, 4.00 Bathroom, 2,185 sqft

Rural on 80.00 Acres

None, Rural Leduc County, AB

INVESTMENT OPPORTUNITY! 80 ACRES farmland with incredibly well-built 5 BED, 4 FULL BATH BUNGALOW, 3600 sq.ft. SHOP with HEATED WORKSHOP. Only 1km from Leduc and within FUTURE ANNEXATION BOUNDARY. Home has a HEATED TRIPLE GARAGE with 220V, main floor laundry, 3 generous bedrooms on the main floor, VAULTED CEILING living room with WOOD FIREPLACE, formal dining room and kitchen with ample SOLID OAK cabinetry and plenty of counterspace with an island. Off the living room, a covered maintenance-free deck wired for entertainment and natural gas BBQ hookup. Second deck with HOT TUB off primary bedroom with 2 WALK-IN CLOSETS, 5pc ENSUITE BATH with deep SOAKER JET TUB and STEAM SHOWER. Downstairs, a massive family room, POOL TABLE, WET BAR, GAS FIREPLACE, HOME THEATRE, 2 bedrooms and bathroom. MASSIVE SHOP with 14' DOORS, 220V, concrete floor, storage on one side and fully finished HEATED workshop/recreation. NEW ROOF 2024, TRIPLE PANE WINDOWS, septic pump (2020), 3 LAWN TRACTORS INCLUDED, and more negotiable.

Built in 1998

Essential Information



MLS® #	E4445051
Price	\$2,500,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,185
Acres	80.00
Year Built	1998
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	49317 Rge Road 245
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 2P8

Amenities

Features	Bar, Ceiling 9 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, Front Porch, Hot Tub, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage, Secured Parking, Vaulted Ceiling, Vinyl Windows, Wet Bar, Workshop, See Remarks, Natural Gas BBQ Hookup
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Interior

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

Exterior

Exterior	Wood
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Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Landscaped, Schools, Shopping Nearby, Ski Hill Nearby, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 30th, 2025
Days on Market	2
Zoning	Zone 80

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Listing information last updated on July 2nd, 2025 at 2:32pm MDT