

Courtesy Of Blain F Weidman Of Maxwell Heritage Realty

# \$1,080,000 - 48072 Rge Road 274, Rural Leduc County

MLS® #E4430678

**\$1,080,000**

3 Bedroom, 3.00 Bathroom, 1,231 sqft

Rural on 40.00 Acres

None, Rural Leduc County, AB

Stunning 40 ACRE property offers the perfect balance of country charm & modern amenities; just minutes from Wizard Lake. Whether you're an equestrian enthusiast or just looking for a hobby farm & a peaceful retreat, this is for you! Completely renovated, this 1229 sf home offers newer shingles & HARDIE BOARD siding, tankless hot water system, HE furnace, central air, in floor heat in basement, gourmet kitchen with solid 1" granite, built in oven, countertop 5 burner gas stove & large island plus coffee bar! Bamboo flooring graces the main level. Cozy living room offers Drolet cast iron wood stove. Main bathrooms have all been remodeled. 2+1 bedrooms/3 full baths. Basement features large rec room, 3rd bedroom, 4 pc bath plus laundry/mechanical/storage room. TRIPLE 26.5' x 35.5' heated garage, 68' x 44' metal clad shop with mezzanine & concrete flr, a 20' Planta Greenhouse & an abundance of Morel mushrooms, raspberries & saskatoons! Fenced for horses. Wrap around covered deck with views! Check it out!

Built in 1998

## Essential Information

MLS® # E4430678

Price \$1,080,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,231
Acres	40.00
Year Built	1998
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	48072 Rge Road 274
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### **Amenities**

Features	Air Conditioner, Deck, Greenhouse, Hot Water Instant, R.V. Storage
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### **Interior**

Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Level Land, Private Setting, Vegetable Garden, Partially Fenced
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 12th, 2025
Days on Market	5

## Zoning

## Zone 90

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Listing information last updated on April 17th, 2025 at 3:17am MDT