

## \$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
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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

Days on Market 108

Zoning Zone 90

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