

# **\$565,000 - 49336 Range Road 20, Rural Leduc County**

MLS® #E4459522

**\$565,000**

3 Bedroom, 1.50 Bathroom, 1,493 sqft

Rural on 27.11 Acres

None, Rural Leduc County, AB

Visit REALTOR® website for additional information. Situated on a beautiful 27.11 acres, this hobby farm includes fertile hay land, multiple outbuildings, & a spacious home. With approx. 15 acres of hay (49 large round bales in 2025), plus room for gardening, fruit trees, & livestock, it's ready to support your homestead vision. A seasonal creek & small dugout add to its natural charm. The double-wide modular home offers 3 beds, 2 full baths, a primary suite with 4-piece ensuite; plus a wood stove! Outbuildings include a 32x50 heated barn with stalls, a 20x20 white barn (partially insulated with pens & water), a 20x75 open-faced cattle shelter, a 30x30 open shelter, & a 30x47 shop with 220V & updated lighting. Also includes a versatile open-faced shed. The property also features young apple and elderberry trees, raspberries, and ample gardening potential. It's truly a place where you can grow your own food, raise animals, and enjoy the peace and productivity of acreage living.

Built in 1993

## **Essential Information**

MLS® # E4459522

Price \$565,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,493                  |
| Acres          | 27.11                  |
| Year Built     | 1993                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 49336 Range Road 20 |
| Area        | Rural Leduc County  |
| Subdivision | None                |
| City        | Rural Leduc County  |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T0C 2P0             |

### Amenities

|          |                                                                           |
|----------|---------------------------------------------------------------------------|
| Features | Off Street Parking, Closet Organizers, Hot Water Natural Gas, See Remarks |
|----------|---------------------------------------------------------------------------|

### Interior

|                   |                       |
|-------------------|-----------------------|
| Interior Features | ensuite bathroom      |
| Heating           | Forced Air-1, Propane |
| Fireplace         | Yes                   |
| Stories           | 1                     |
| Has Basement      | Yes                   |
| Basement          | None, No Basement     |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior          | Modular                                        |
| Exterior Features | Cross Fenced, Level Land, Partially Landscaped |
| Construction      | Modular                                        |
| Foundation        | Block                                          |

### Additional Information

Date Listed September 25th, 2025

Days on Market 22

Zoning Zone 90

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