

\$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 |
|----------|--|

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 | 18 |

Zoning

Zone 90

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Listing information last updated on April 30th, 2025 at 2:47am MDT