

## **\$564,900 - 48466 Rge Rd 281, Rural Leduc County**

MLS® #E4427649

**\$564,900**

2 Bedroom, 2.00 Bathroom, 1,492 sqft

Rural on 11.98 Acres

None, Rural Leduc County, AB

If you're looking for an acreage with a good large house and an excellent set of buildings, this is the one for you! Located 1.2 kms from pavement, this 1492 sq ft bungalow offers a convenient kitchen with an adjoining dining area with built in oak china cabinet. Appliances include a gas range, range hood, SS fridge and BI dishwasher. The large adjoining living room boasts a huge picture window. Two bedrooms, a 4 pce bath and laundry complete the main floor. The partially finished lower level boasts a huge family room with a gas fireplace and 2 pce bath. Out buildings include a 50' X 30" heated shop with 220 amp service, concrete floor and a new overheard door. Other outbuilding include a hip roof barn with attached hog barn, cattle shelter and 2 hay sheds. A fenced horse enclosure was recently added. Gorgeous shelter belt and small creek running through the property. Check out this great acreage close to pavement, schools and YEG.

Built in 1971

### **Essential Information**

MLS® #	E4427649
Price	\$564,900
Bedrooms	2
Bathrooms	2.00



Full Baths	1
Half Baths	2
Square Footage	1,492
Acres	11.98
Year Built	1971
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	48466 Rge Rd 281
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### Amenities

Features	Hot Water Natural Gas, Parking-Extra, R.V. Storage, Vinyl Windows
----------	---

### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood
Exterior Features	Landscaped, Low Maintenance Landscape, Schools, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 27th, 2025
Days on Market	35

## Zoning

## Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 2:17pm MDT