

# **\$1,588,888 - 49238 Rge Road 253, Rural Leduc County**

MLS® #E4443486

**\$1,588,888**

4 Bedroom, 4.00 Bathroom, 1,848 sqft

Rural on 4.74 Acres

None, Rural Leduc County, AB

Location! Only a few minutes south of Leduc on Grant MacEwan Blvd. Live in the country and have close access to all amenities in Leduc. Kids in sports? You won't feel like you're on the road all the time. Enjoy this beautiful treed private yard with a security gate. This almost 1800 sq bungalow will give you the room to entertain and have lots of room for a growing family. Perfect for the teenagers who will have 2 HUGE bedrooms in the basement. Or use the basement for multifamily living, as there is a huge family room and a great kitchen and 3 pc bath. The main floor has a great kitchen with lots of cabinets and an island and WI pantry. Upgraded appliances will stay. Enjoy the fantastic view from the dining area. Watch the birds play, or see the deer walk through the yard. The living room is wide and open to the kitchen. Great for entertaining. Enjoy main floor laundry. The primary is large and has a great ensuite and WI closet. Has Dad been dreaming about a 60x30 heated shop? Got that too. Move in ready!

Built in 2002

## **Essential Information**

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Price \$1,588,888



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,848
Acres	4.74
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	49238 Rge Road 253
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T9E 6M1

### Amenities

Features	Air Conditioner, Deck, No Smoking Home, R.V. Storage, Wall Unit-Built-In, See Remarks
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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	Airport Nearby, Fenced, Fruit Trees/Shrubs, Landscaped, Level Land, Private Setting
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 20th, 2025

Days on Market 64

Zoning Zone 80

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