

# \$998,800 - 50069 Range Road 231, Rural Leduc County

MLS® #E4452255

**\$998,800**

3 Bedroom, 3.50 Bathroom, 2,306 sqft  
Rural on 10.00 Acres

None, Rural Leduc County, AB

WELCOME HOME to 10 beautiful acres of countryside bliss. Fully finished main & basement 2300+ sq ft bungalow with attached 2 car garage & detached garage. 40X50 HEATED & INSULATED SHOP incl \$20K+ security system! IDEAL FOR A HOME-BASED BUSINESS- separate access to an office/den with pathway to shop and separate road access. 2022- new roof, new septic/discharge, PVC pipes. 2023- New HWT. Large screened-in patio, central vac, livestock fencing, shed, chicken coop, fruit trees & bushes, 2-1500 gallon propane tanks. Tasteful upgrades, stainless appliances. Entertain in the fully finished spacious basement with wet bar & beverage cooler, and 3rd bedroom. Large open concept kitchen & living/TV room w/ fireplace, primary bedroom w/ en-suite & 2 large closets, 2nd bedroom & bath, laundry, office/den, round out the main floor.

Built in 1990

## Essential Information

MLS® #	E4452255
Price	\$998,800
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	2,306
Acres	10.00
Year Built	1990
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	50069 Range Road 231
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0B 3M3

### Amenities

Features	Deck, Dog Run-Fenced In, No Smoking Home, Parking-Extra, Wet Bar, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Landscaped, No Back Lane
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 9th, 2025
Days on Market	4
Zoning	Zone 80

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Listing information last updated on August 13th, 2025 at 7:32pm MDT