

\$445,000 - 48169 Rge Road 245, Rural Leduc County

MLS® #E4453961

\$445,000

2 Bedroom, 2.00 Bathroom, 1,009 sqft

Rural on 3.90 Acres

None, Rural Leduc County, AB

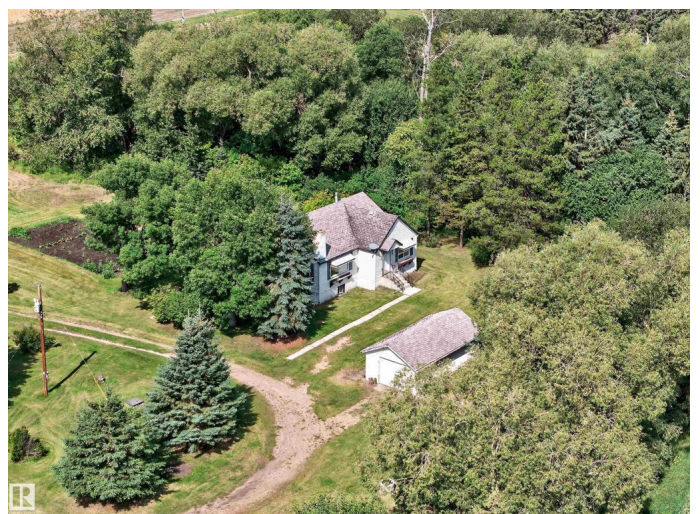
Rare opportunity to escape the city and make ALL your dreams come true on 3.9 glorious acres surrounded by trees, gardens & spectacular natural views. Let your imagination soar on the endless possibilities as you drive up the reversed tear-shaped driveway with home located on left & massive livestock barn w/hay loft located on right. Property is fenced & cross-fenced with 2 working wells (one by house, one by barn) & well-maintained, regularly tested septic system. A little TLC will go a long way to transform this originally built 1945 home into something spectacular! Features 2 main-level bedrooms + flex-room below (can be 3rd bdrm or den), large living/dining room with curved archways & spacious kitchen with spectacular views of property through large picture window. There are 2 full bathrooms & basement rec room with lots of storage space. Conveniently located only 10 minutes to Leduc, Nisku & airport. Home is priced accordingly as updates are required. Make your dreams a reality with this RARE gem!

Built in 1945

Essential Information

MLS® # E4453961

Price \$445,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,009
Acres	3.90
Year Built	1945
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	48169 Rge Road 245
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 2S5

Amenities

Features	Fire Pit, Parking-Extra, Patio, R.V. Storage, Television Connection, Workshop, See Remarks
----------	--

Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Cross Fenced, Environmental Reserve, Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Private Setting, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 21st, 2025
-------------	-------------------

Days on Market 6

Zoning Zone 80

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 August 27th, 2025 at 4:32pm MDT