

\$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
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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	13

Zoning

Zone 90

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Listing information last updated on April 25th, 2025 at 7:02pm MDT