

\$649,900 - 49045 Rge Road 271, Rural Leduc County

MLS® #E4439139

\$649,900

3 Bedroom, 2.00 Bathroom, 1,755 sqft

Rural on 5.28 Acres

None, Rural Leduc County, AB

Your ideal country escape—this sweet 5.28-acre property is not in a subdivision, set up for horses & just 10 mins to Calmar, right off pavement. This 2011 custom-built 1.5-storey home offers peace, privacy & beautiful views from the covered front porch. Vaulted ceilings, tile entry & a stunning staircase welcome you in. The cozy living room features a wood stove & hardwood floors into the dining area. The kitchen has slate tile flooring, extra cabinetry, & a sink overlooking the yard. Main floor includes a generous primary bedroom with 2 closets, cheater ensuite & tons of natural light. Back entry has laundry, closet, screened porch & small deck. Upstairs: open loft bonus room, 2 bedrooms with hardwood, 4-pce bath with tile surround & linen closet. The land is treed, private & perfect for your horses. A second serviced home offers potential with some TLC. Upgraded fire retardant Hardie board siding. Far enough away, close enough to everything—country living made easy!

Built in 2011

Essential Information

MLS® # E4439139

Price \$649,900

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,755 |
| Acres | 5.28 |
| Year Built | 2011 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 49045 Rge Road 271 |
| Area | Rural Leduc County |
| Subdivision | None |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0C 0B7 |

Amenities

| | |
|----------|------------------------------------|
| Features | Deck, Front Porch, Vaulted Ceiling |
|----------|------------------------------------|

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-------------------------|
| Exterior | Wood |
| Exterior Features | See Remarks |
| Construction | Wood |
| Foundation | Insulated Concrete Form |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 28th, 2025 |
| Days on Market | 13 |

Zoning

Zone 90

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Listing information last updated on June 10th, 2025 at 3:17pm MDT