

# **\$889,000 - 50371 Rge Road 23, Rural Leduc County**

MLS® #E4448118

**\$889,000**

3 Bedroom, 2.00 Bathroom, 1,901 sqft

Rural on 13.34 Acres

None, Rural Leduc County, AB

Beautiful Completely Renovated Home and Fully Finished 60'x40' Shop, situated on 13.34 Acres! This 1901 sq/ft home was professionally renovated in 2023/24 with New Shingles, Siding, Septic, Weeping Tile, Furnace, Pressure Tank, Electrical, Plumbing, A/C, Appliances, Flooring, Kitchen and More! The Main floor of the home has 3 Bedrooms with the Primary having its own 3 piece Ensuite Bathroom and Walk-in Closet with Custom Shelving. The New Kitchen has Quartz countertops, an Island, and a Corner Pantry with Custom Shelving. Open to the Living room that has a Feature TV wall, Vaulted Ceiling, Beams, and a Fire Place. A Laundry room with custom shelving, and a 4 piece Bathroom complete the Spacious Main Floor. The New Covered Deck provides great views of the private property. The Shop is Fully Finished with Power, Heat, Cement floor, and a parking pad in front of the 20'x14' door. There are Two Wells on the property and has power ran for RV parking. This Property must be viewed in person to appreciate it!

Built in 1955

## **Essential Information**

MLS® # E4448118

Price \$889,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,901
Acres	13.34
Year Built	1955
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	50371 Rge Road 23
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### Amenities

Features	Air Conditioner, Deck, Fire Pit, Hot Water Instant, No Animal Home, No Smoking Home, Parking-Extra, Workshop, See Remarks, Natural Gas BBQ Hookup
----------	---

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood
Exterior Features	Fenced, Landscaped, Level Land, Private Setting, Treed Lot, See Remarks
Construction	Wood
Foundation	Block, See Remarks

**Additional Information**

Date Listed                July 16th, 2025  
Days on Market        56  
Zoning                    Zone 90

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 September 10th, 2025 at 12:47am MDT