

# **\$525,000 - 47332 Rge Road 12, Rural Leduc County**

MLS® #E4449680

**\$525,000**

3 Bedroom, 2.00 Bathroom, 759 sqft

Rural on 8.30 Acres

None, Rural Leduc County, AB

Are you on the hunt for a beautiful, affordable, and move-in ready acreage? Is having a huge garage/SHOP (over 31x27ft, w/in-floor heat!) on your list too? How about over 8 acres of serenity, wrapped up in a perfect combination of treed privacy and wide open spaces? Check, check, check! Do you love the lake too? That's covered as well! Just a stone's throw from Pigeon Lake, this architecturally stunning and character-rich home awaits a new owner. Could it be YOU? Open the gates to a piece of acreage perfection, and walk into this cozy home to find vaulted wood ceilings and exposed brick accents. So special! The woodstove anchors the main living space, w/open layout to the updated kitchen w/newer appliances. A bdrm and a pretty bthrm are also on this level. Two large bdrms and a gorgeous full bath w/laundry area are downstairs. Most windows are newer (triple pane!), along w/the furnace, HWT, pressure tank, and more. There are even hook-ups on site for guests who want to camp out. YOUR DREAM ACREAGE AWAITS!

Built in 1956

## **Essential Information**

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Price \$525,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	759
Acres	8.30
Year Built	1956
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	47332 Rge Road 12
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### Amenities

Features	Deck, Fire Pit, Front Porch, No Animal Home, No Smoking Home, Parking-Extra, Vaulted Ceiling, Vinyl Windows, Workshop, See Remarks
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### Interior

Heating	Forced Air-1, Propane
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Beach Access, Boating, Landscaped, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 25th, 2025

Days on Market 1

Zoning Zone 80

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