

# \$1,120,000 - 48258 Rge Rd 255, Rural Leduc County

MLS® #E4384596

**\$1,120,000**

1 Bedroom, 1.00 Bathroom, 1,263 sqft

Rural on 160.00 Acres

None, Rural Leduc County, AB

Great investment property 160 acres located at 48258 Rr 255, 3 miles south of Green Park Road on RR255 in Leduc County. Lands are being farmed and rented to the farmer. Older home 1 and half storey on these land, Two bedrooms, 3 pc bath. Needs lots work, rented. Only six miles south of city of Leduc and 1 and half miles of QE.

Built in 1940

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4384596               |
| Price          | \$1,120,000            |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,263                  |
| Acres          | 160.00                 |
| Year Built     | 1940                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

## Community Information

|         |                    |
|---------|--------------------|
| Address | 48258 Rge Rd 255   |
| Area    | Rural Leduc County |



|             |                    |
|-------------|--------------------|
| Subdivision | None               |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T4X 2K7            |

### **Amenities**

|          |             |
|----------|-------------|
| Features | See Remarks |
|----------|-------------|

### **Interior**

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | See Remarks               |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood               |
| Exterior Features | Fenced             |
| Lot Description   | 6,969,600 sqft     |
| Construction      | Wood               |
| Foundation        | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2024 |
| Days on Market | 399              |
| Zoning         | Zone 90          |

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Listing information last updated on May 31st, 2025 at 10:32pm MDT