

\$799,900 - 48344 Rge Road 264, Rural Leduc County

MLS® #E4438343

\$799,900

5 Bedroom, 2.50 Bathroom, 2,570 sqft

Rural on 10.82 Acres

None, Rural Leduc County, AB

*** I don't know if this would interest you, but! *** Sometimes when searching for a beautiful acreage in the country, you find a home that doesn't suit your family. The land isn't as big as you'd like. Or you can't find a place with the parking & shop space you need. Well, if that's been your struggle, this might be the place for you. But only if! 1) Close to town(s): Quick drive to Calmar (Calmar Bakery!), Devon, Leduc. And if you HAVE to venture to Edmonton it's not that far away 2) SPACE: 10.82 acres. Room for some horses, quads, or flock of sheep. (Don't forget chickens!) 3) HUGE Country Home w/ MODERN Upgrades. FIVE Bdrms + Office/Den. Cozy wood stove in the huge family room. Exposed brick & timbers. Space downstairs for extras (and loud teenagers). Ensuite + Main bath w/ heated floors 4) PARKING: Not only an attached TRIPLE garage w/ IN-FLOOR HEAT, but you also get a MASSIVE quonset (Wife won't let you buy a tractor? Get three. It's so big inside she probably won't notice). Welcome Home!

Built in 1950

Essential Information

MLS® # E4438343

Price \$799,900



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,570
Acres	10.82
Year Built	1950
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	48344 Rge Road 264
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

Amenities

Features	Deck, Front Porch, No Smoking Home, Open Beam, Parking-Extra, R.V. Storage, Vinyl Windows, Workshop
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Creek, Fenced, Ravine View, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed May 23rd, 2025

Days on Market 12

Zoning Zone 90

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