

## **\$2,500,000 - 49317 Rge Road 245, Rural Leduc County**

MLS® #E4445051

**\$2,500,000**

5 Bedroom, 4.00 Bathroom, 2,185 sqft

Rural on 80.00 Acres

None, Rural Leduc County, AB

80 ACRES farmland on the very edge of Leduc City. 5 minutes from LEDUC REC CENTRE. Can be sub-divided. WITHIN FUTURE LEDUC ANNEXATION BOUNDARY. Impeccably well built 5 bed, 4 full bath custom family bungalow. 50x72 shop with LARGE heated workshop. Over sized heated triple garage. Huge back entrance with full bathroom & main floor laundry. 3 generous bedrooms on main floor. Vaulted ceiling living room and kitchen. Entire stone wall wood fireplace, LARGE dining room & kitchen. SOLID OAK custom cabinetry throughout entire home. Enclosed maintenance free screened in porch. Beautiful expansive covered front veranda. Hot tub deck off primary bedroom with 2 walk-in closets, 5pc ensuite with DEEP soaker jet tub & steam shower. Massive downstairs family room, pool table, wet bar, gas fireplace, home theatre, exercise room, bedroom & bathroom. MASSIVE SHOP with 4-14' high doors, 220V, concrete floor, finished heated workshop/recreation mezzanine. NO EXPENSE SPARED. Triple pane windows, well insulated, new shingles.

Built in 1998

### **Essential Information**

MLS® #	E4445051
Price	\$2,500,000



Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,185
Acres	80.00
Year Built	1998
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	49317 Rge Road 245
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 2P8

### Amenities

Features	Bar, Ceiling 9 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Fire Pit, Front Porch, Hot Tub, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage, Secured Parking, Vaulted Ceiling, Vinyl Windows, Wet Bar, Workshop, See Remarks, Natural Gas BBQ Hookup
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Landscaped, Schools, Shopping Nearby, Ski Hill Nearby, Vegetable Garden
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 30th, 2025  
Days on Market                13  
Zoning                              Zone 80

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Listing information last updated on July 13th, 2025 at 12:47am MDT