

\$649,900 - 49045 Rge Road 271, Rural Leduc County

MLS® #E4439139

\$649,900

3 Bedroom, 2.00 Bathroom, 1,755 sqft

Rural on 5.28 Acres

None, Rural Leduc County, AB

Your ideal country escape—this sweet 5.28-acre property is not in a subdivision, set up for horses & just 10 mins to Calmar, right off pavement. This 2011 custom-built 1.5-storey home offers peace, privacy & beautiful views from the covered front porch. Vaulted ceilings, tile entry & a stunning staircase welcome you in. The cozy living room features a wood stove & hardwood floors into the dining area. The kitchen has slate tile flooring, extra cabinetry, & a sink overlooking the yard. Main floor includes a generous primary bedroom with 2 closets, cheater ensuite & tons of natural light. Back entry has laundry, closet, screened porch & small deck. Upstairs: open loft bonus room, 2 bedrooms with hardwood, 4-pce bath with tile surround & linen closet. The land is treed, private & perfect for your horses. A second serviced home offers potential with some TLC. Upgraded fire retardant Hardie board siding. Far enough away, close enough to everything—country living made easy!

Built in 2011

Essential Information

MLS® # E4439139

Price \$649,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,755
Acres	5.28
Year Built	2011
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	49045 Rge Road 271
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 0B7

Amenities

Features	Deck, Front Porch, Vaulted Ceiling
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Interior

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

Exterior

Exterior	Wood
Exterior Features	See Remarks
Construction	Wood
Foundation	Insulated Concrete Form

Additional Information

Date Listed	May 28th, 2025
Days on Market	11

Zoning

Zone 90

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