

## **\$889,000 - 48515 Rge Road 274, Rural Leduc County**

MLS® #E4449633

**\$889,000**

3 Bedroom, 2.50 Bathroom, 1,573 sqft

Rural on 10.60 Acres

None, Rural Leduc County, AB

Situated on 10.6 acres is a Beautiful Home, 40'x60' Shop, and 50'x30' Barn. Past the new Covered Front South facing deck is the main level of the home. Made up of an Living room with a feature stone wall gas fire place that is open to the Kitchen with granite countertops and large island. Also located on the main floor is a 2 piece bathroom, and a dining room with patio door access to the huge new back deck with a Maintenance Free Pool on a concrete pad. The Upper level has 3 Bedrooms including the Primary with its own walk-in Closet and 3 piece Ensuite Bathroom. The Laundry room and a 4 piece Bathroom conclude the upper floor plan. The Shop is metal clad, Insulated, Heated, has a cement floor with a drain, a mezzanine, Power, and 3 Overhead Doors. The Barn is finished much like the shop and has 3 box stalls for animals. Lots of new fencing throughout and a dugout. Beautifully landscaped with lots of upgrades! This Gorgeous Property shows off its remarkable Pride of Ownership inside and out!

Built in 2015

### **Essential Information**

MLS® # E4449633

Price \$889,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,573
Acres	10.60
Year Built	2015
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	48515 Rge Road 274
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### Amenities

Features	Off Street Parking, Air Conditioner, Deck, Fire Pit, Pool-Outdoor, R.V. Storage, Workshop, See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Landscaped, Level Land, Private Setting, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 25th, 2025

Days on Market 2

Zoning Zone 90

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Listing information last updated on July 26th, 2025 at 10:02pm MDT