

## \$1,000,000 - 50178 Hwy 814, Rural Leduc County

MLS® #E4449792

**\$1,000,000**

4 Bedroom, 1.00 Bathroom, 1,389 sqft

Rural on 77.50 Acres

None, Rural Leduc County, AB

Auction Alert: Auction taking place on Sept 23 and bidding is open. Take advantage of a great investment opportunity or a chance to lay down some country roots with this single home parcel coming up for auction in Beaumont, AB. This real estate is 77.5± acres and includes a country-style home with three bedrooms and one bathroom. The home features an ensuite, new windows and doors, updated kitchen countertops, a surveillance system, 30-year shingles installed a decade ago, new chimney cap, and updates to the sewage system that include an alarm and cistern. Youâ€™ll also take ownership of a powered shop (40 by 52 feet), powered Quonset (40 by 100 feet), and poultry barn (30 by 150 feet). The shop is fully insulated, while the Quonset has partial insulation. There is easy access to Highways 625 and 814, as well as Edmonton International Airport Please Note: List price is Auction Starting bid

Built in 1955

### Essential Information

MLS® #	E4449792
Price	\$1,000,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1



Square Footage	1,389
Acres	77.50
Year Built	1955
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	50178 Hwy 814
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T4X 0K2

### Amenities

Features	Deck
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### Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Airport Nearby, Corner Lot, Golf Nearby, Landscaped, Schools, Shopping Nearby, See Remarks
Construction	Wood
Foundation	Block

### Additional Information

Date Listed	July 22nd, 2025
Days on Market	5
Zoning	Zone 80

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