# \$1,299,000 - 49274 Rge Road 274, Rural Leduc County

MLS® #E4421953

### \$1,299,000

5 Bedroom, 3.00 Bathroom, 2,088 sqft Rural on 70.36 Acres

None, Rural Leduc County, AB

70.36 acres with a Gorgeous custom built 2088sq/ft home. ICF construction from basement to roof. Power gate at the entrance with trees along the driveway keeping the property private. The house has a Double Attached Garage that is metal cladded inside, tall ceilings, cement floor, and in-floor heat. The main floor has an open concept Kitchen, Living Room, and Dining Room with beautiful pine log finishing, vaulted ceiling, and lots of windows for natural light. Two bedrooms are also on the main floor, including the primary with its own 5 piece ensuite bathroom and walk-in closet. A Den/Office, 4 piece bathroom, Pantry, and Laundry room conclude the Main floor. The basement has in-floor heat, 3 bedrooms, a rec room, gym, 3 piece bathroom, storage room, and a family room with a wet bar. Also on the property is a fully finished workshop with 3 overhead doors, in-floor heat, and has solar panels. Fenced and cross fenced with water and shelter for animals. Good farmland currently in hay.

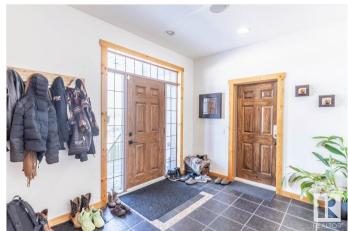
Built in 2008

#### **Essential Information**

MLS® # E4421953 Price \$1,299,000

Bedrooms 5







Bathrooms 3.00

Full Baths 3

Square Footage 2,088

Acres 70.36

Year Built 2008

Type Rural

Sub-Type Detached Single Family

Style Raised Bungalow

Status Active

# **Community Information**

Address 49274 Rge Road 274

Area Rural Leduc County

Subdivision None

City Rural Leduc County

County ALBERTA

Province AB

Postal Code T0C 0V0

## **Amenities**

Features Deck, No Smoking Home, Parking-Extra, Wet Bar, Workshop, See

Remarks

#### Interior

Interior Features ensuite bathroom

Heating Fan Coil, In Floor Heat System, Natural Gas

Fireplace Yes

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior ICFs (Insulated Concrete Forms)

Exterior Features Cross Fenced, Fenced, Private Setting, Stream/Pond, Treed Lot, See

Remarks

Construction ICFs (Insulated Concrete Forms)

Foundation Insulated Concrete Form

#### **Additional Information**

Date Listed February 18th, 2025

Days on Market 167

Zoning Zone 90

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